



Facility Master Plan Update: 2018

Steering Committee Meeting #6

April 26, 2018

WELCOME

- **Scott Leopold** – Partner, Cooperative Strategies
- **Ashton Saber** – Project Coordinator, Cooperative Strategies
- **Beth Martinez** – Chief of Staff, FBISD
- **Alice Ledford** – Executive Director, Strategic Planning, FBISD

AGENDA

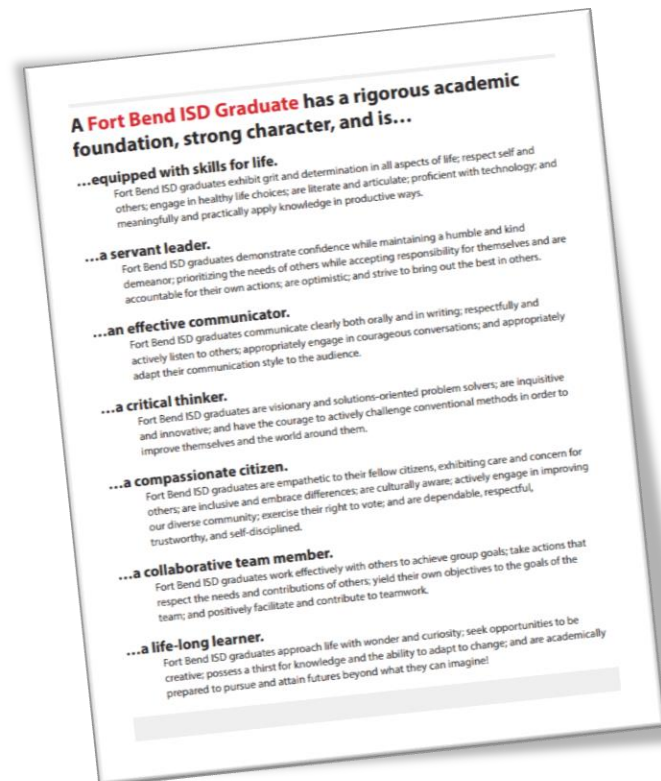
- **Welcome and Group Norms**
- **Committee Input on Options**
- **Question and Answers**
- **Adjourn**

Profile of the Graduate:

FBISD exists to inspire and equip ALL students to pursue futures beyond what they can imagine.

A Fort Bend ISD Graduate has a rigorous academic foundation, strong character, and is...

- ...equipped with skills for life.
- ...a servant leader.
- ...an effective communicator.
- ...a critical thinker.
- ...a compassionate citizen.
- ...a collaborative team member.
- ...a life-long learner.



COMMITTEE PROTOCOL (REVIEW)

■ Roles and Responsibilities

- Attend all Steering Committee Meetings;
- Review materials between meetings in an effort to continue collaborative thought and provide ongoing insight to associated committee members;
- Attend and facilitate conversations during community meetings to engage the larger community and collect feedback to inform the work of the Committee; and,
- Work collaboratively as a member of the Steering Committee focusing on the development of the options and recommendations resulting in an update to the Facilities Master Plan for Board consideration

COMMITTEE PROTOCOL (REVIEW)

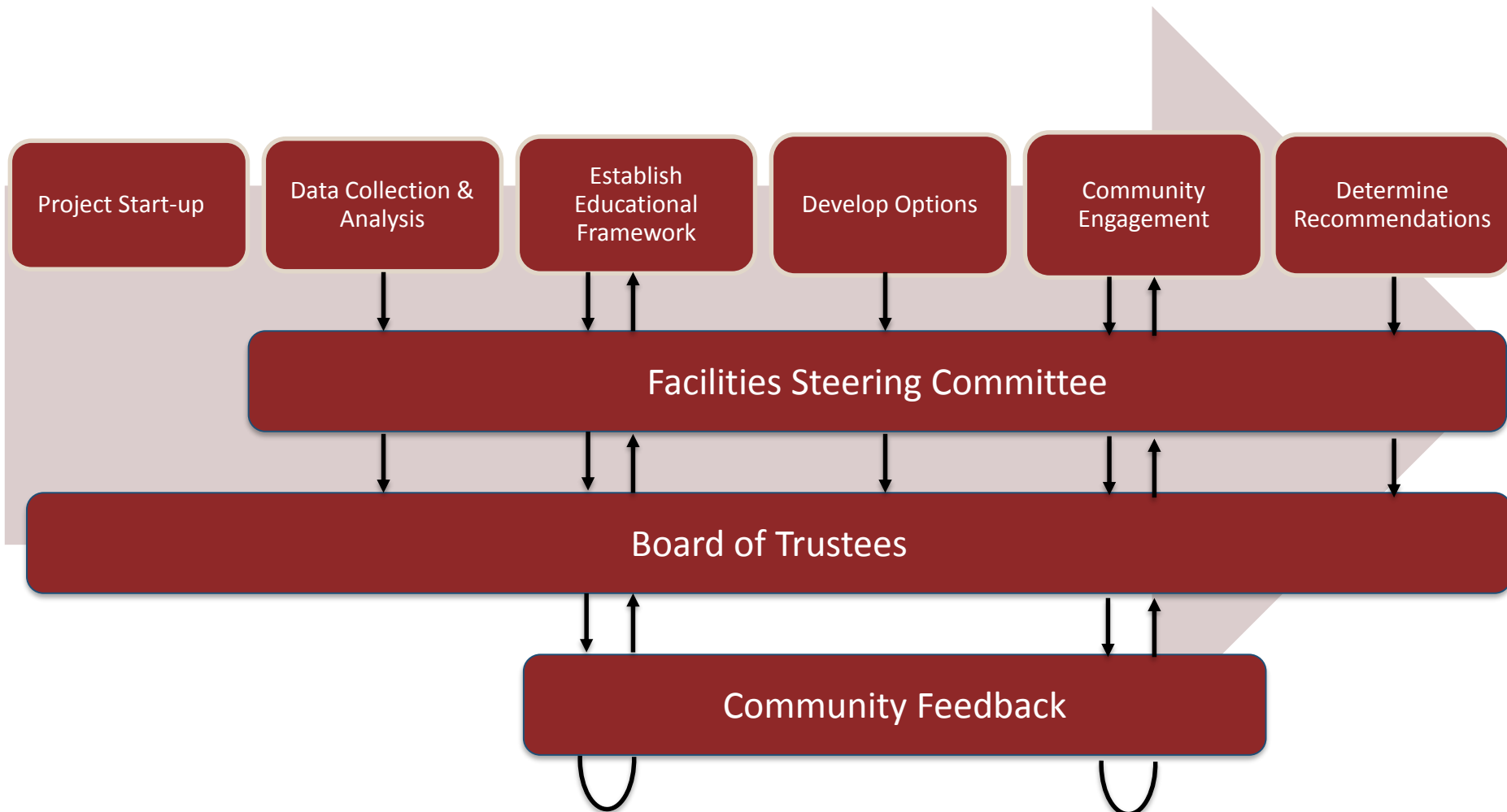
- **Charge of the Committee**

- The is a District advisory committee.
- The consultants will be providing preliminary options for you to evaluate and provide your feedback.
- The final decisions on any facility planning actions will take place at the Trustee Level

- **Committee Meetings are Open to the Public**

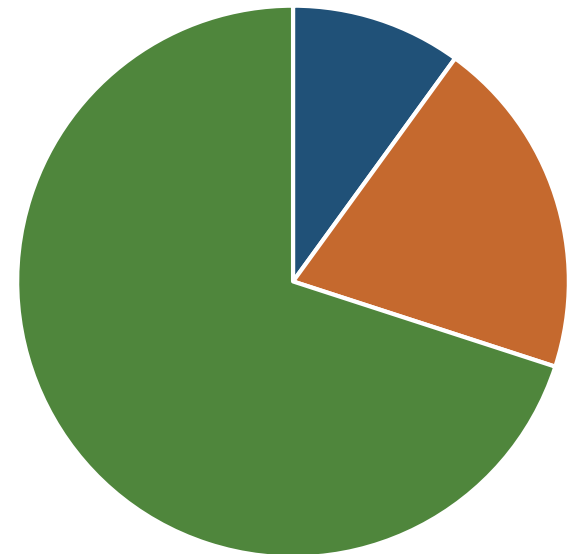
- If there any non-committee members present, we ask that you respect the role of the committee.

PLANNING PROCESS



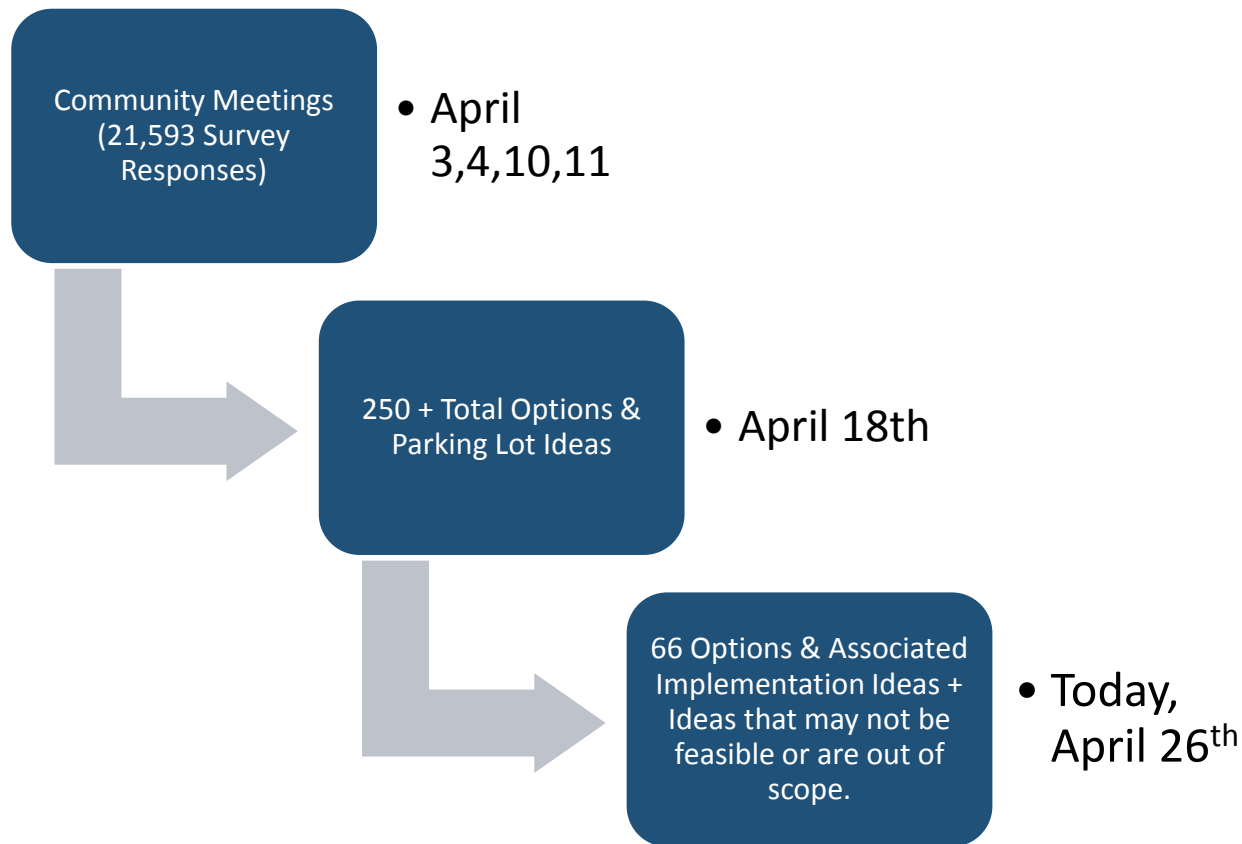
Analyzing all of the community feedback in April

- **Ideas or Actions – 10%**
- **Implementation Strategies – 20%**
- **General Comments - 70%**



- Ideas or Actions
- Implementation Ideas
- General Comments

Where are we and how did we get here?



Moving Forward

Fill this out, Tally each member's response

Discuss with your group, record bulleted responses

Option / Action	Implementation Ideas	Expected Outcomes	Cap Costs	Consider	Neutral	Do not consider this anymore	(please use simple points)
1. Option 1: Construct Elementary 51, this facility will provide relief for Madden and Neill elementary schools (see Travis Feeder Pattern)	<ul style="list-style-type: none"> Consider proximity in rezoning Consider MPCs in rezoning May require capacity available at Holley for additional relief at Madden. 	<ul style="list-style-type: none"> Madden utilization 214% ->101% May fix Lakeview feeder split. Rezoning required. 	\$30.0M	III	II	I	• Comments
2. Parking Lot: Consider building ES 51 for 1,000 students	<ul style="list-style-type: none"> Consider proximity in rezoning Consider MPCs in rezoning May require capacity at Holley for additional relief at Madden. 	<ul style="list-style-type: none"> Madden utilization 214% -> 93% 	\$35.0M				
3. Parking Lot: Consider another ES facility in addition to ES 51.	<ul style="list-style-type: none"> Consider proximity in rezoning Consider MPCs in rezoning 		\$60.M				

Provide any final comments if needed

Ideas that may not be feasible or in scope

Option / Action	Rationale	Please provide any final comments (if needed)
Rezoning and address the Madden split between Austin and Travis.	Policy dictates that rezoning requires a separate dedicated process, this may be discussed in the fall of 2019 with the rezoning for ES 51.	
Consider Rezoning Telfair from Clements to Austin.	Both Clements and Austin are projected to remain between 80% and 120% utilized for the next 10 years. -Policy dictates that rezoning requires a separate dedicated process.	

Next Steps

- Complete the exercise in your small groups.
- Elect one member to serve as the scribe and record the groups responses on the large color worksheets.
 - The goal is to complete this worksheet in small groups tonight.
- We will collect them as you finish (by feeder pattern) and tally all results on flip charts.
- We will assess where we are at the end of the meeting tonight and determine next steps.

Focusing

What we should focus on	What we should NOT focus on
<ul style="list-style-type: none"> • High level facility planning actions that have capital funding impacts. 	<ul style="list-style-type: none"> • Fixing ALL problems always and forever. Planning is a continuous process in FBISD. • Details of rezoning, policy requires a separate dedicated process. • Specifics of special programs, curriculum specialists will focus on this. There are other dedicated processes that are addressing this, programs are portable. • Specific components of renovation projects, facilities will focus on this. • Packaging or combining options, the Board will do this.

As you complete tonight's exercise:

- You will be asked to provide your feedback as a member on a **district-wide committee**.
 - You will be asked to evaluate each option or action independently. **You do not have to pick one.**
- Costs provided are for comparison purposes and may not include other baseline actions (renovations & life-cycle) unless necessary.
- In cases where new schools are coming online, rezoning is going to be required. In the cases where additions cannot be made large enough to accommodate all projected enrollment within a boundary, rezoning is going to be required. **Remember: REZONING REQUIRES A SEPARATE DEDICATED PROCESS.**

Other Considerations

- Fort Bend County and other jurisdictions require traffic retention on site. This impacts acreage requirements.
- Split shift options have increased transportation, utility, and maintenance costs.
- Options that include open enrollment or cap and overflow have transportation implications.

DISTILLED OPTIONS

Austin - Issues

- Over utilization in adjacent schools (Travis feeder pattern)
- Under utilization in adjacent schools (Bush feeder pattern)
- Lakeview feeder pattern split (310 students)
- Additional feeder splits (Madden ES, Holley ES, Fleming ES)

Option / Action	Implementation Ideas
1. Option 1: Construct Elementary 51, this facility will provide relief for Madden and Neill elementary schools (see Travis Feeder Pattern)	<ul style="list-style-type: none"> • Consider proximity in rezoning • Consider MPCs in rezoning • May require capacity available at Holley for additional relief at Madden.
2. Parking Lot: Consider building ES 51 for 1,000 students	<ul style="list-style-type: none"> • Consider proximity in rezoning • Consider MPCs in rezoning • May require capacity available at Holley for additional relief at Madden.
3. Parking Lot: Consider another ES facility in addition to ES 51.	<ul style="list-style-type: none"> • Consider proximity in rezoning • Consider MPCs in rezoning

Option / Action	Expected Outcomes
1. Option 1: Construct Elementary 51, this facility will provide relief for Madden and Neill elementary schools (see Travis Feeder Pattern)	<ul style="list-style-type: none"> Madden utilization 214% ->101% May fix Lakeview feeder split. Rezoning required. <div>\$30.0M</div>
2. Parking Lot: Consider building ES 51 for 1,000 students	<ul style="list-style-type: none"> Madden utilization 214% -> 93% May fix Lakeview feeder split. May delay need for additional schools or rezoning after 51 <div>\$35.0M</div>
3. Parking Lot: Consider another ES facility in addition to ES 51.	<ul style="list-style-type: none"> Madden utilization 214% -> 67% 80% in 2027-28 May fix Lakeview feeder split. Rezoning required <div>\$60.0M</div>

Ideas that are out of scope

- Rezone and address the Madden split between Austin and Travis
 - Policy dictates that rezoning requires a separate dedicated process, this may be discussed in the fall of 2019 with the rezoning for ES 51.
- Consider Rezoning Telfair from Clements to Austin.
 - Both Clements and Austin are projected to remain between 80% and 120% utilized for the next 10 years.
 - Policy dictates that rezoning requires a separate dedicated process

Bush - Issues

- All elementary schools are projected to be underutilized, except Patterson and Seguin.
- Enrollment at Patterson and Seguin is projected to continue to increase.
- The area middle schools are projected to remain under 80% utilized.
- Patterson splits between Bush and Travis starting at middle school.
- Holley splits between Bush and Austin starting at middle school.

Option / Action	Implementation Ideas
1. Option 1: Baseline Actions (Maintain and Renovate as needed)	<ul style="list-style-type: none"> Consider rezoning to balance enrollment with schools in adjacent feeder patterns that are over utilized (Travis and Austin).

Option / Action	Expected Outcomes
1. Option 1: Baseline Actions (Maintain and Renovate as needed)	<ul style="list-style-type: none"> Utilizing capacity at Holley could reduce the need for additions on Madden or ES 51. This could result in splitting Aliana. <div data-bbox="1619 535 1854 614">\$0.0M</div>

Ideas that are out of scope

- Consider Rezoning Telfair from Clements to Bush.
 - Both Clements and Bush are projected to remain between 80% and 120% utilized for the next 10 years.
 - Policy dictates that rezoning requires a separate dedicated process

Clements - Issues

- Utilization at Commonwealth ES is projected to remain over 120%
- Utilization at Colony Meadows ES is projected to remain over 120%
- Utilization at Fort Settlement MS is currently below 120% but is projected to reach 120%
- There is no land for sale in this area for addition school sites.
- Austin Parkway and Settlers Way split between Clements and Elkins starting at high school.

Option / Action	Implementation Ideas
1. ES Option 1: Additions on CWE, CME, APE, and SWE. Rezone to balance enrollment.	<ul style="list-style-type: none"> Consider making additions large enough as to not require rezoning.
2. ES Parking Lot: Option 1 + Addition @ Colony Bend.	<ul style="list-style-type: none"> Consider making additions large enough as to not require rezoning.
3. ES Option 2: Consider conversion and re-use of the Administration Annex on Sweetwater.	<ul style="list-style-type: none"> Consider as a K-1 or 4-5 to relieve area schools. Could be a magnet school.
4. ES Parking Lot: Demolish Annex and rebuild as a new school.	<ul style="list-style-type: none"> Consider as a K-5 or K-1 or 4-5 Could be a magnet school.
5. ES Parking Lot: Consider reuse of a commercial / new site on TX-6	<ul style="list-style-type: none"> Could be a K-1 center to add capacity to Sullivan as a 2-5.

Option / Action	Expected Outcomes
1. ES Option 1: Additions on CWE, CME, APE, and SWE. Rezone to balance enrollment.	<ul style="list-style-type: none"> Area Utilization 109% - 91% Utilization balance requires rezoning. <p>\$20.0M</p>
2. ES Parking Lot: Option 1 + Addition @ Colony Bend.	<ul style="list-style-type: none"> Area Utilization 109% - 88% Utilization balance requires rezoning. <p>\$25.0M</p>
3. ES Option 2: Consider conversion and re-use of the Administration Annex on Sweetwater.	<ul style="list-style-type: none"> Area Utilization from 109% -> 102% May require rezoning. <p>\$4.8M</p>
4. ES Parking Lot: Demolish Annex and rebuild as a new school.	<ul style="list-style-type: none"> Area Utilization 109% -> 95% 5.1 acres is small May require rezoning. <p>\$20.6M 84,000 sf on 5.1 acres</p>
5. ES Parking Lot: Consider reuse of a commercial / new site on TX-6	<ul style="list-style-type: none"> Including Sullivan, Area Utilization 109% -> 97% Could create capacity at ASE to relieve CWE. Utilization balance requires rezoning. Requires land or building <p>\$24.0M 100,000 sf on 0 acres</p>

Option / Action	Implementation Ideas
1. MS Option 1: Addition on First Colony.	<ul style="list-style-type: none"> • Rezone to balance enrollment with Fort Settlement
2. MS Parking Lot: Consider conversion and re-use of the Administration Annex on Sweetwater.	<ul style="list-style-type: none"> • Consider as a GT academy (from QVMS) • Consider as CTE • Consider as 9th grade center for Clements
3. MS Parking Lot: Create AM & PM shifts at FSMS to reduce over-utilization	<ul style="list-style-type: none"> • Would not require any additions
4. MS Parking Lot: Build a new MS for Riverstone	<ul style="list-style-type: none"> • Consider land at the corner of LJ Pkwy & University if available. • Consider 5-8, and don't build ES additions
5. MS Parking Lot: Consider reuse of a commercial / new site on TX-6	<ul style="list-style-type: none"> • Consider be one or more 6th grade centers to relieve FSMS
See Elkins – Option / Action	Implementation Ideas
MS Parking Lot: Move GT Academy from QVMS to another underutilized middle school.	<ul style="list-style-type: none"> • Rezone students to Lake Olympia • Consider an additional middle school in the Hightower feeder pattern.
MS Parking Lot: Make QVMS dedicated GT middle school.	<ul style="list-style-type: none"> • Rezone LOMS students to QVMS. • Consider an additional middle school in the Hightower feeder pattern.

Option / Action	Expected Outcomes
1. MS Option 1: Addition on First Colony.	<ul style="list-style-type: none"> Area MS utilization 106% -> 100% Requires Rezoning \$5.0M
2. MS Parking Lot: Consider conversion and re-use of the Administration Annex on Sweetwater.	<ul style="list-style-type: none"> Could reduce utilization at FSMS. May or may not require rezoning. \$4.8M
3 MS Parking Lot: Create AM & PM shifts at FSMS to reduce over-utilization	<ul style="list-style-type: none"> FSMS Utilization 127% -> 63% \$0M
4. MS Parking Lot: Build a new MS for Riverstone	<ul style="list-style-type: none"> Area utilization 106% -> 63% Requires land acquisition. \$60M Does not include land
5. MS Parking Lot: Consider reuse of a commercial / new site on TX-6	<ul style="list-style-type: none"> Will reduce utilization at FSMS May require land or building acquisition May require lease (operating expense) \$?M
See Elkins - Option / Action	Expected Outcomes
MS Parking Lot: Move GT Academy from QVMS to another underutilized middle school.	<ul style="list-style-type: none"> Will reduce utilization Extent of relief depends on rezoning. \$0M
MS Parking Lot: Make QVMS dedicated GT middle school.	<ul style="list-style-type: none"> May reduce utilization Does not require rezoning. \$0M

Ideas that are not feasible or are out of scope

- Consider addition at FSMS to accommodate all of Riverstone.
 - Cafeteria and Core space is the bottleneck.
- Create a Districtwide Technical center
 - This is under construction
- Consider renovating CWE to accommodate 6th graders.
 - Commonwealth has a higher utilization than FSMS.
- Consider putting additions on elementary schools for 6th grade.
 - The elementary sites are not large enough to do this.

Dulles - Issues

- Meadows elementary has the highest FCI of all FBISD facilities.
- Barrington Place currently splits between the Dulles and Kempner feeder patterns starting at middle school.

Option / Action	Implementation Ideas
1. Option 1: Demolish and rebuild Meadows ES on its existing site right sized for the population (450)	<ul style="list-style-type: none"> • Put PK in new building • Maintain identity during swing. • Work with Meadows Place on site expansion • Consider magnet school after replacement. • Barrington place can serve as a swing facility for other projects after Meadows is replaced.
2. Parking Lot: Demolish and rebuild Meadows ES on its existing site large enough (800) to accommodate the Barrington Place students that will feed into Dulles	
3. Option 2: Vacate the Meadows Elementary site and accommodate students in adjacent elementary schools.	<ul style="list-style-type: none"> • Consider Barrington Place and Dulles ES.

Option / Action	Expected Outcomes
1. Option 1: Demolish and rebuild Meadows ES on its existing site right sized for the population (450)	<ul style="list-style-type: none"> Meadows condition improves. \$20.0M
2. Parking Lot: Demolish and rebuild Meadows ES on its existing site large enough (800) to accommodate the Barrington Place students that will feed into Dulles	<ul style="list-style-type: none"> Meadows condition improves. Barrington Place becomes a swing facility. Feeder pattern is aligned. Area utilization 81% -> 88%. \$28.1M
3. Option 2: Vacate the Meadows Elementary site and accommodate students in adjacent elementary schools.	<ul style="list-style-type: none"> Meadows comes offline as a school. Area utilization 81% -> 94% \$0.5M Demo for Meadows

Ideas that are not feasible or are out of scope

- Close Meadows and move students to Lakeview.
 - 3.4 miles away and Lakeview is in another feeder pattern.

Elkins - Issues

- Utilization at Palmer ES is projected to be over 120%. Palmer ES splits between Elkins HS and Hightower HS and this growth is in the Hightower portion of the attendance zone.
- Continued growth in the Riverstone area is projected to increase enrollment at Elkins HS, but it is not projected to exceed 120% until 2026-27.
- Utilization at Quail Valley MS is currently 76%, this is because Gifted and Talented does not accept transfers into the program after 6th grade, and withdrawals are not replaced.

Option / Action	Implementation Ideas
1. ES Option 1: Baseline Actions (Maintain and Renovate as needed)	<ul style="list-style-type: none"> • Rezone to balance enrollment • Consider additions on APE and SWE as relief for ASE. • Consider New ES in Hightower for Palmer relief
2. ES Option 2: Addition on Palmer	<ul style="list-style-type: none"> • Rezone to balance enrollment • Consider additions on APE and SWE as relief for ASE.
3. ES Parking Lot: Convert Lake Olympia MS to an elementary facility to address Palmer and Parks utilization.	<ul style="list-style-type: none"> • Rezone LOMS students to QVMS, GT would have to move. • Build a new middle school in Hightower feeder pattern.

Option / Action	Expected Outcomes
1. ES Option 1: Baseline Actions (Maintain and Renovate as needed)	<ul style="list-style-type: none"> Utilization balance requires rezoning. Could relieve future over utilization at ASE. <div>\$0.0M</div>
2. ES Option 2: Addition on Palmer	<ul style="list-style-type: none"> Palmer utilization 148% -> 113% Utilization balance requires rezoning. Could relieve future over utilization at ASE. <div>\$5.0M</div>
3. ES Parking Lot: Convert Lake Olympia MS to an elementary facility to address Palmer and Parks utilization.	<ul style="list-style-type: none"> Parks & Palmer utilization 146% -> 69% Requires rezoning, Lake Olympia -> QVMS Would require a new MS in the Hightower Feeder Pattern Consider a PK-1, 2-5 between Palmer and Lake Olympia. <div> <div>\$0.0M</div> <div>See Hightower for new MS</div> </div>

Option / Action	Implementation Ideas
1. MS Option 1: Expand GT Program at Quail Valley MS.	<ul style="list-style-type: none"> • Increase enrollment cap to allow for more students in the program • Consider 300 per grade, 900 total
2. MS Parking Lot: Move GT Academy from QVMS to another underutilized middle school.	<ul style="list-style-type: none"> • Consider Hodges Bend
3. MS Parking Lot: Make QVMS a dedicated GT middle school.	<ul style="list-style-type: none"> • Rezone students to Lake Olympia • Consider an additional middle school in the Hightower feeder pattern.
4. MS Parking Lot: Make Lake Olympia a dedicated GT middle school.	<ul style="list-style-type: none"> • Rezone LOMS students to QVMS. • Consider an additional middle school in the Hightower feeder pattern.
5. MS Parking Lot: Convert Lake Olympia to an Early College or combined academy HS	<ul style="list-style-type: none"> • Rezone LOMS students to QVMS • Consider an additional middle school in the Hightower feeder pattern.

Option / Action	Expected Outcomes	
1. MS Option 1: Expand GT Program at Quail Valley MS.	<ul style="list-style-type: none"> QVMS utilization 76*% -> 93% Reduces utilization in other middle schools. 	\$0.0M
2. MS Parking Lot: Move GT Academy from QVMS to another underutilized middle school.	<ul style="list-style-type: none"> Will reduce utilization Extent of relief depends on rezoning. 	\$0.0M
3. MS Parking Lot: Make QVMS a dedicated GT middle school.	<ul style="list-style-type: none"> May reduce utilization. Extent of relief depends on rezoning. Does not require rezoning. 	\$0.0M
4. MS Parking Lot: Make Lake Olympia a dedicated GT middle school.	<ul style="list-style-type: none"> May reduce utilization Extent of relief depends on rezoning. May not require rezoning. 	\$0.0M
5. MS Parking Lot: Convert Lake Olympia to an Early College or combined academy HS	<ul style="list-style-type: none"> Rezone LOMS students to QVMS Consider an additional middle school in the Hightower feeder pattern. Utilization balance requires rezoning. 	\$0.0M

Ideas that are not feasible or are out of scope

- Balance utilization between ASE and CWE within the existing FSMS zone.
 - No room, combined projected utilization at ASE and CWE is 133% in 22-23
- Close Lake Olympia MS, rezone all students to QVMS.
 - They would not fit.
- Close Lantern Lane ES
 - We need the capacity in the area.

Hightower - Issues

- Utilization at Burton is projected to remain under 80%
- Utilization at Parks is projected to exceed 120%
- Utilization at Hightower HS is projected to be below 80%
- Hightower HS does not have a middle school within its boundary, it is the only high school in the District that does not.
- Palmer ES splits between Hightower and Elkins beginning at high school.

Option / Action	Implementation Ideas
1. Option 1: Construct a new elementary school to relieve Parks in the Lake Olympia Parkway / Fort Bend Toll Road corridor.	<ul style="list-style-type: none"> Rezone to balance enrollment between Palmer (See Elkins), Parks, Goodman, and Burton.
2. ES Parking Lot: Construct an addition on Parks to address growth	<ul style="list-style-type: none"> Consider in conjunction with an addition on Palmer.
3. ES Parking Lot: Rezone between Parks, Goodman, and Burton.	<ul style="list-style-type: none"> Balance between existing schools, no additions, no new construction
4. MS Parking Lot: Build a new middle school.	<ul style="list-style-type: none"> Consider in conjunction with any option that dedicates either QVMS or LOMS as dedicated GT Academy.

See Elkins – Option / Action	Implementation Ideas
ES Parking Lot: Convert Lake Olympia MS to an elementary facility to address Palmer and Parks utilization.	<ul style="list-style-type: none"> Rezone LOMS students to QVMS, GT would have to move. Build a new middle school in Hightower feeder pattern.

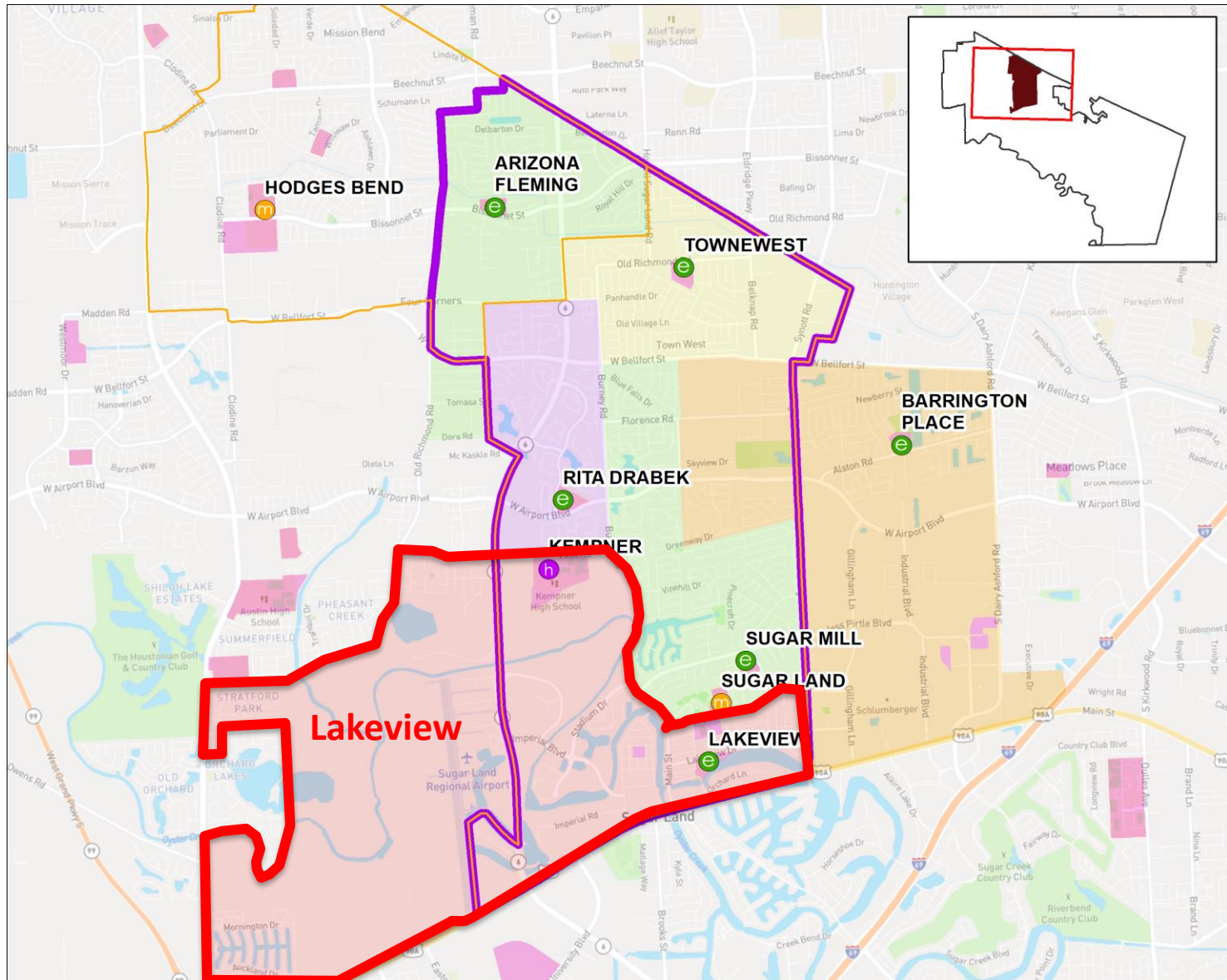
Option / Action	Expected Outcomes
1. Option 1: Construct a new elementary school to relieve Parks in the Lake Olympia Parkway / Fort Bend Toll Road corridor.	<ul style="list-style-type: none"> Utilization including Palmer 114% -> 85% Utilization balance requires rezoning. <p>\$30.0M</p>
2. ES Parking Lot: Construct an addition on Parks to address growth	<ul style="list-style-type: none"> Area utilization including palmer 114% -> 98% Utilization balance requires rezoning. <p>\$5.0M</p>
3. ES Parking Lot: Rezone between Parks, Goodman, and Burton.	<ul style="list-style-type: none"> Utilization (without Palmer) 102% <p>\$0.0M</p>
4. MS Parking Lot: Build a new middle school.	<ul style="list-style-type: none"> Reduces utilization Cleans feeder pattern <p>\$60.0M</p>
See Elkins - Option / Action	Expected Outcomes
ES Parking Lot: Convert Lake Olympia MS to an elementary facility to address Palmer and Parks utilization.	<ul style="list-style-type: none"> Relieves Palmer and Parks (Hightower) Requires rezoning, Lake Olympia -> QVMS Would require a new MS in the Hightower Feeder Pattern Consider a PK-1, 2-5 between Palmer and Lake Olympia. <p>\$0.0M</p>

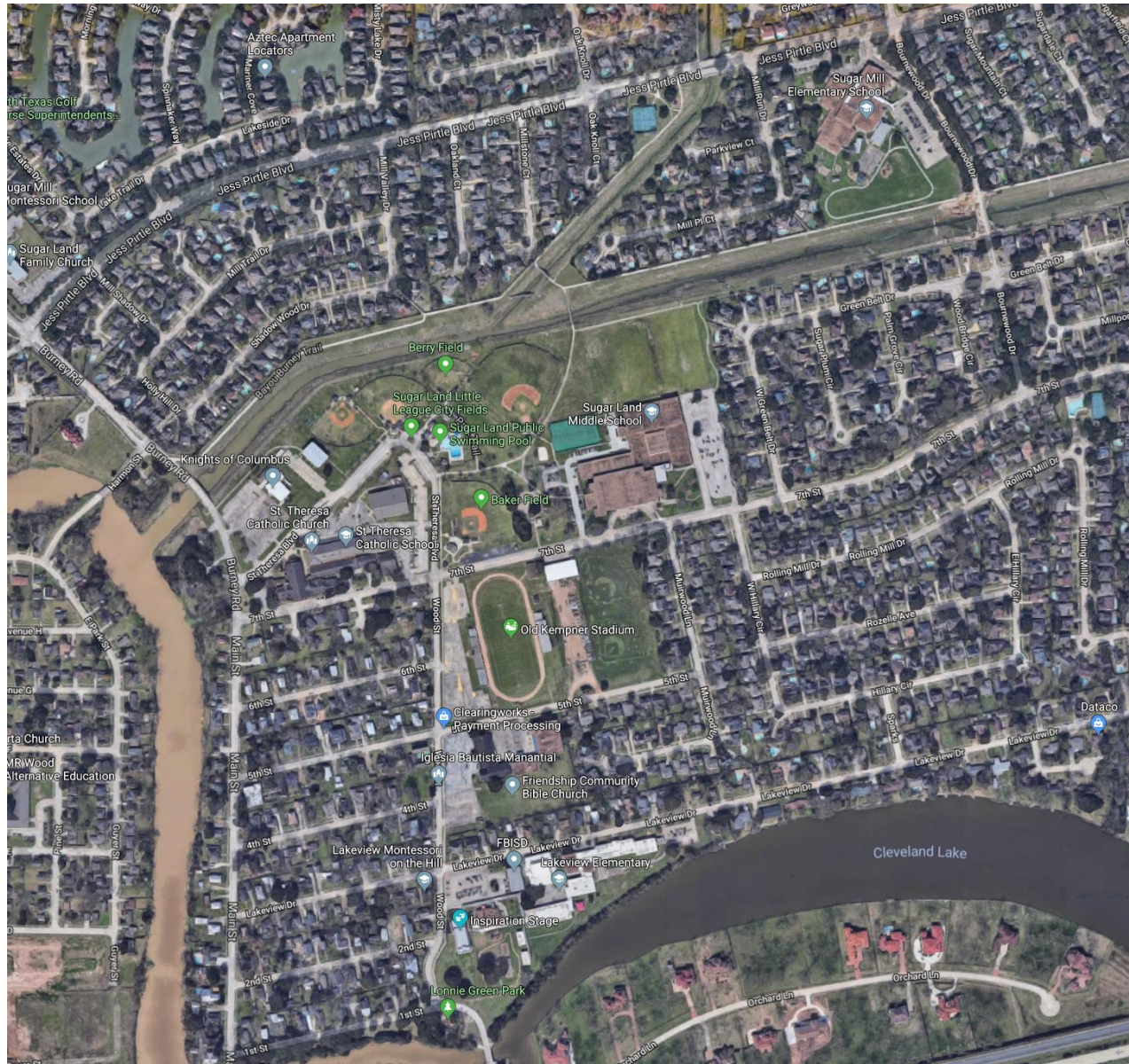
Ideas that are not feasible or are out of scope

- Consider moving 6-8th grade into Hightower HS.
 - Utilization at Hightower would be 125%

Kempner - Issues

- Lakeview ES has one the highest FCIs of all FBISD facilities.
- Lakeview has an expansive attendance zone which extends west to the FM 1464 corridor,
 - this area will likely be discussed in the rezoning for ES 51
- Townewest and Sugar Mill ES both have marginally high FCIs indicating significant renovations are required.





Lakeview



Option / Action	Implementation Ideas
<p>1. Option 1: Close and repurpose Sugar Mill for District Use. Perform a full modernization at Lakeview.</p>	<ul style="list-style-type: none"> Consider rebuilding Lakeview large enough to accommodate Barrington place students feeding to Kempner. If needed, consider addition at Townewest to help with Barrington Place students feeding into Kempner.
<p>2. Option 2: Close and repurpose Lakeview ES for District use. Perform a major renovation at Sugar Mill ES.</p>	<ul style="list-style-type: none"> Consider an addition on SME to accommodate Barrington Place students feeding to Kempner. If needed, consider addition at Townewest to help with Barrington Place students feeding into Kempner.
<p>3. Parking Lot: Renovate Sugar Mill. Renovate / Rebuild Lakeview as a small PK-1 center feeding into Sugar Mill as a 2-5.</p>	<ul style="list-style-type: none"> This would not require an addition on SME, and is much less expensive than replacing Lakeview as a full K-5

Option / Action	Expected Outcomes
<p>1. Option 1: Close and repurpose Sugar Mill for District Use. Perform a full modernization at Lakeview.</p>	<ul style="list-style-type: none"> Sugar Mill goes offline as a school. Lakeview condition improves. Rezoning may clean up feeder pattern. Area utilization 92% -> 100%. <p>\$30.0M Lakeview @ 850 Students</p>
<p>2. Option 2: Close and repurpose Lakeview ES for District use. Perform a major renovation at Sugar Mill ES.</p>	<ul style="list-style-type: none"> Lakeview goes offline as a school. Sugar Mill condition improves. Rezoning may clean up feeder pattern. Area utilization 92% -> 101%. <p>\$14.3M Includes Addition @ SME</p>
<p>3. Parking Lot: Renovate Sugar Mill. Renovate / Rebuild Lakeview as a small PK-1 center feeding into Sugar Mill as a 2-5.</p>	<ul style="list-style-type: none"> Lakeview condition improves. Sugar Mill condition improves. Rezoning may clean up feeder pattern. Area utilization 92% -> 98%. <p>\$19.6M 40,000 S.F. @ Lakeview</p>

Ideas that are out of scope

- Close Meadows and move students to Lakeview.
 - 3.4 miles away and Dulles in another feeder pattern.
- Close Townewest instead of Sugar Mill or Lakeview.
 - Townewest is not located within 1 mile of another school like Lakeview/Sugar Mill
- Make Lakeview a 5-6 building
 - Would take enrollment out of Sugar Land MS making it under utilized.

Marshall - Issues

- Overall utilization at the elementary level is below 80% and is projected to continue to decline
- Missouri City MS is currently utilized under 80% and is in good physical condition.
- Marshall HS is current utilized under 55% and is in good physical condition.

Option / Action	Implementation Ideas
1. Option 1: Close and repurpose Hunters Glen for District use.	<ul style="list-style-type: none"> Hunters Glen can be used for administrative space.
2. Parking Lot: Consider closing and repurposing Glover for District use.	<ul style="list-style-type: none"> Keep Hunters Glen open since is located in a more residential area than Glover Glover can be used for administrative space.
3. Parking Lot: Keep all schools open.	<ul style="list-style-type: none"> Put special programs in place to attract students to these schools. Place programs based on the needs of the students. Consider Hunters Glen as an Early Literacy center serving the other three schools.

Option / Action	Expected Outcomes
1. ES Option 1: Close and repurpose Hunters Glen for District use.	<ul style="list-style-type: none"> Utilization 63% -> 84% Rezoning required. \$10.3M
2. ES Parking Lot: Consider closing and repurposing Glover for District use.	<ul style="list-style-type: none"> Utilization 63% -> 85% Rezoning required. \$10.0M
3. ES Parking Lot: Keep all schools open.	<ul style="list-style-type: none"> Increased utilization through attractive programming \$15.9M

Ideas that are not feasible or are out of scope

- Consider Renovating Hunters Glen section by section
 - The option to close Hunters Glen is driven by under utilization in the area, not condition.

Ridge Point - Issues

- Utilization at Ridge Point High School is projected to exceed 120% utilization
- Utilization at Leonetti and Sienna Crossing elementaries are projected to exceed 120% utilization
- Heritage Rose ES is projected to stay below 120% within the 5-year planning horizon but exceed 120% after 2022-23.
- There is still more projected growth beyond the 5-year planning horizon.

Option / Action	Implementation Ideas
1. Option 1: Build two new elementary schools	<ul style="list-style-type: none"> Consider one on the TX-6 corridor, and one on the Sienna Parkway / FM-521 corridor.
2. Parking Lot Idea: Construct a 5-6 building.	<ul style="list-style-type: none"> Consider this to avoid constructing two elementary schools that would require rezoning. May be used in conjunction with other grade configuration changes (e.g. K-4, 5-6, 7-9, 10-12 or K-4, 5-6, 7-8, 9, 10-12)
3. Parking Lot Idea: Option 1 + Addition on Leonetti	

Option / Action	Expected Outcomes
1. Option 1: Build two new elementary schools	<ul style="list-style-type: none"> Area utilization 111% -> 82% Rezoning required \$60.0M
2. Parking Lot Idea: Construct a 5-6 building.	<ul style="list-style-type: none"> ES Utilization (K-4) 111% -> 92% MS Utilization (7-8) 99% -> 67% <small>1,800 student 5-6 building</small> MS Utilization (7-9) 99% May not require rezoning May require land acquisition \$67.0M
3. Parking Lot Idea: Option 1 + Addition on Leonetti	<ul style="list-style-type: none"> Utilization 111% -> 80% Rezoning required \$65.0M

Option / Action	Implementation Ideas
1. MS / HS Option 1: Grade Configuration Change	<ul style="list-style-type: none"> Baines 6-7, Thornton 8-9, and Ridge Point 10-12.
2. MS / HS Option 2: Construct a 9 th grade center.	<ul style="list-style-type: none"> Construct a 9th grade center (1,000 students) to relieve Ridge Point HS. Consider a 12th grade center Consider a small stand alone HS Consider converting 9th grade center to a middle school if a full high school is eventually constructed.
3. Parking Lot: Rezone to balance enrollment	<ul style="list-style-type: none"> Consider rezoning including Elkins, Hightower, Marshall, Willowridge in the process
4. Parking Lot: Construct a high school (2,500)	<ul style="list-style-type: none"> Construct a new high school to relieve Ridge Point. Consider a 9-10, 11-12 configuration between Ridge Point and the new high school.
5. Parking Lot: Consider a split shift of extended schedule at Ridge Point.	<ul style="list-style-type: none"> Could be an AM / PM split schedule Could be an extended schedule college model
6. Parking Lot: Consider open enrollment from Ridge Point to Hightower	<ul style="list-style-type: none"> Students could open enroll into regular Hightower program or one of the academies.

Option / Action	Expected Outcomes
1. MS / HS Option 1: Grade Configuration Change	<ul style="list-style-type: none"> RPHS utilization 101% in 2022-23 121% in 26-27 Thornton would need to be reconfigured Thornton (@1,600) would become over utilized in 2024-25 \$0.0M
2. MS / HS Option 2: Construct a 9 th grade center.	<ul style="list-style-type: none"> RPHS utilization 101% in 2022-23 121% in 26-27 \$40.5M
3. Parking Lot: Rezone to balance enrollment	<ul style="list-style-type: none"> Reduction of utilization depends extent of rezoning. \$0.0M
4. Parking Lot: Construct a high school (2,500)	<ul style="list-style-type: none"> Area utilization 84% in 2027-28. \$100.0M
5. Parking Lot: Consider a split shift or extended schedule at Ridge Point.	<ul style="list-style-type: none"> Area utilization 84% in 2027-28. \$0.0M
6. Parking Lot: Consider open enrollment from Ridge Point to Hightower	<ul style="list-style-type: none"> Relief at RPHS is dependent on the number of students enrolling at Hightower \$0.0M

Ideas that are not feasible or are out of scope

- Why not utilize existing schools that are in the area.
 - The closest feeder pattern with any significant elementary capacity is Willowridge.
- Put an Addition on Ridge Point
 - A classroom addition would not address over utilization of core spaces like cafeterias etc.
- Move 6th and 7th grade to Elementary schools. Extend the current EL's and build the two new EL's large enough to have dedicated 6-7 grade facilities.
 - Schiff, Scanlan Oaks, and Sienna Crossing cannot accommodate more additions.
- Consider the old HCC as the 9th grade center.
 - Fort Bend County is currently using the facility and it is only 45,000 square feet. (9th grade center would need to be 150,000 square feet)

Travis - Issues

- Due to current over-utilization, new 1st—5th graders enrolling in Madden ES are being over-flowed to Oyster Creek ES. Utilization is projected to be over 200% by the 2022-23 school year.
- ES 51 is planned to open in the fall of 2019 but will not have enough capacity to address projected over utilization at both Madden and Neill Elementary schools (See Austin feeder pattern).
- Adjacent elementary schools in the Bush and Austin feeder patterns have excess capacity.

Option / Action	Implementation Ideas
1. Option 1: Build an addition on Neill.	<ul style="list-style-type: none"> The core was designed for 1,000 students with addition ready infrastructure.
2. Parking Lot: Build a 2-story addition on Madden	<ul style="list-style-type: none"> The addition would need to go where the current temporaries are located, so 51 would need to be online first to reduce enrollment to the point the portables could be removed.
3. Parking Lot: Build an addition on Oakland.	<ul style="list-style-type: none"> This would serve students within the existing boundary.

Option / Action	Expected Outcomes
1. Option 1: Build an addition on Neill.	<ul style="list-style-type: none"> Utilization 140% - 120% Rezoning required \$5.0M
2. Parking Lot: Build a 2-story addition on Madden	<ul style="list-style-type: none"> Utilization 214% -> 173% Utilization with ES 51 @ 850: 214% -> 96% Rezoning required \$5.0M See Austin for ES 51
3. Parking Lot: Build an addition on Oakland.	<ul style="list-style-type: none"> Utilization 116% - 92% Rezoning may be required. \$5.0M
Note	
Additions @ Madden, Neill, Oakland + ES 51 @ 1,000	<ul style="list-style-type: none"> Area utilization 158% -> 97% 2027 area utilization 178% -> 108% Utilization balance requires rezoning \$50.0M See Austin for ES 51

Ideas that are not feasible or are out of scope

- Rezone Aliana to Travis and Brazos Bend to Austin.
 - Policy dictates that rezoning requires a separate dedicated process.

Willowridge - Issues

- Utilization at 3 of 4 area elementary schools is projected to decline below 80%
- Blue Ridge, Briargate, and Ridgemont have FCIs that exceed 50%
- McAuliffe MS is projected to remain under 80% utilized
- Willowridge HS is projected to remain under 80% utilized

Option / Action	Implementation Ideas
1. Option 1: Major renovation at Ridgemont, New 1,200 student ES Shadow Creek Ranch site. Close and repurpose Blue Ridge, Briargate, and Ridgegate.	<ul style="list-style-type: none"> • Consider PK-1 building focusing on early literacy at Ridgemont • Consider a 2-5 at the new school on SCR site. • Students could stay in current while new SCR school is constructed.
2. Parking Lot: Major renovations at Briargate, Ridgegate, and Ridgemont. Close and repurpose Blueridge.	<ul style="list-style-type: none"> • Consider PK-1 building focusing on early literacy at Ridgemont. Briargate and Ridgegate could be feeder 2-5s. • Blueridge could serve as a swing space for renovation projects.
3. Parking Lot: Replace Briargate, Ridgegate, and Ridgemont. Close and repurpose Blueridge.	
4. Parking Lot: Keep all schools open and renovate.	<ul style="list-style-type: none"> • Put special programs in place to attract students to these schools. • Place programs based on the needs of the students. • Consider PK-1 building focusing on early literacy at Ridgemont.

Option / Action	Expected Outcomes
1. Option 1: Major renovation at Ridgemont, New 1,200 student ES Shadow Creek Ranch site. Close and repurpose Blue Ridge, Briargate, and Ridgegate.	<ul style="list-style-type: none"> Area utilization 74% ->94% All area FCI issues are addressed \$44.6M
2. Option 2: Major renovations at Briargate, Ridgegate, and Ridgemont. Close and repurpose Blueridge.	<ul style="list-style-type: none"> Area utilization 74% ->96% All area FCI issues are addressed \$28.4M
3. Parking Lot: Replace Briargate, Ridgegate, and Ridgemont. Close and repurpose Blueridge.	<ul style="list-style-type: none"> Area utilization 74% ->95% All area FCI issues are addressed \$65.5M 3x ES @ 650 students
4. Parking Lot: Keep all schools open and renovate.	<ul style="list-style-type: none"> Area utilization 74% -> 74% All area FCI issues are addressed. \$35.3M

Ideas that are not feasible or are out of scope

- None

High Schools - Issues

- Projected utilization in the western portion of the District is currently within policy parameters (between 80% and 120%).
- In the eastern portion of the District, there is an imbalance of projected utilization between Ridge Point (139%), Hightower (77%), Willowridge (62%), and Marshall (55%).
- Overall, the District-wide high school enrollment is projected to increase by 1,256 students, and 764 of those students are projected at Ridge Point HS.

Option / Action	Implementation Ideas
1. Option 1: Consider a rezoning process to balance enrollment between Ridge Point, Hightower, Willowridge, and Marshall High Schools.	<ul style="list-style-type: none"> Consider Elkins in the rezoning process.
2. Option 2: Convert Marshall High School into a dedicated early college high school.	<ul style="list-style-type: none"> Would replace all current academy programs distributed among all high schools Requires Rezoning
3. Option 3: Convert Hightower High School into a dedicated early college high school which	<ul style="list-style-type: none"> Would replace all current academy programs distributed among all high schools. Requires Rezoning
4. Parking Lot: Leave Marshall boundary as is and move all Academy programs there.	<ul style="list-style-type: none"> Current Marshall students would stay in Marshall with all academy students.
5. Parking Lot: Consider open enrollment to all under-utilized schools.	
6. Parking Lot: Cap and overflow new students in over-utilized schools to under-utilized schools.	

Option / Action	Expected Outcomes	
1. Option 1: Consider a rezoning process to balance enrollment between Ridge Point, Hightower, Willowridge, and Marshall High Schools.	<ul style="list-style-type: none"> Including Elkins, area utilization is 89%. 1,000+ students would need to be displaced from RPHS Rezoning required 	\$0.0M
2. Option 2: Convert Marshall High School into a dedicated early college high school.	<ul style="list-style-type: none"> Changes in high school utilizations depend on draw to Marshall Rezoning required 	\$0.0M
3. Option 3: Convert Hightower High School into a dedicated early college high school which	<ul style="list-style-type: none"> Changes in high school utilizations depend on draw to Hightower Rezoning required 	\$0.0M
4. Parking Lot: Leave Marshall boundary as is and move all Academy programs there.	<ul style="list-style-type: none"> Marshall Utilization 55% -> 110% (All Academies 	\$0.0M
5. Parking Lot: Consider open enrollment to all under-utilized schools.	<ul style="list-style-type: none"> Changes in high school utilizations depend interest in students participating. 	\$0.0M
6. Parking Lot: Cap and overflow new students in over-utilized schools to under-utilized schools.	<ul style="list-style-type: none"> Reduction in the rate of over-utilization 	\$0.0M

Ideas that are out of scope

- Consider the old HCC as the 9th grade center.
 - Fort Bend County is currently using the facility and it is only 45,000 square feet. (9th grade center would need to be 150,000 square feet)
- Rezone and address the Madden split between Austin and Travis
 - Policy dictates that rezoning requires a separate dedicated process, this may be discussed in the fall of 2019 with the rezoning for ES 51.
- Consider Rezoning Telfair from Clements to Austin.
 - Both Clements and Austin are projected to remain between 80% and 120% utilized for the next 10 years.
 - Policy dictates that rezoning requires a separate dedicated process.
- Why not decommission parts of Willowridge and Marshall?
 - Marshall is a relatively new school and Willowridge has had recent significant investment in its facilities.
- Consider rezoning all non-Sienna residents out of Ridge Point.
 - Policy dictates that rezoning requires a separate dedicated process.
- Rezone Aliana to Travis and Brazos Bend to Austin.
 - Policy dictates that rezoning requires a separate dedicated process.

District-wide Parking Lot Ideas

- Consider no high school boundaries, use a district-wide lottery.
- Consider open enrollment district-wide across all grade levels.
- Confirm that people are not “Borrowing” addresses to get into desirable schools.
- Consider a “Last in, first out” addendum to FC (LOCAL)
- Consider “Year around” programming to reduce utilization.
- Consider a districtwide voucher program, giving students tax dollars to go to non-public schools.
- Partner with Charter Schools to balance utilization.
- Create a GT program at every middle school.
- Consider converting under-utilized feeder patterns to K-6, 7-12 and use surplus middle schools for districtwide special programs.