Appendix C

2017 Bond Design Update:
Menchaca Elementary School
MENCHACA ES  |  OVERVIEW
DESIGN BUILD TEAM

Lowell Tacker, LPA
Principal in Charge

Jim Oppelt, LPA
Project Architect

Kate Mraw, LPA
Educational Specialist

Chuck Fields, F&A
Principal

Roger Mueller, F&A
Project Manager / CA

Burton Hackney, Joeris
Director of Operations

Tahnee Sauer, Joeris
Public Outreach Specialist

Jeff Fuller, Joeris
Senior Project Manager

Herbert Foster, Joeris
Superintendent
MENCHACA ELEMENTARY SCHOOL
FACILITY PROJECT SHEET

12120 Menchaca Rd.
Austin, TX 78745

Building Area: 90,184 Square Feet
Site: 35 Acres
Date of First Construction: 1976

Existing Capacity: 609
Planned Capacity: 672
2015/2017 Utilization: 123%

For more detailed information about the district’s long-term Facility Master Plan and recommendations for this facility, please visit www.aisdfuture.com

Proposed Projects

- New Construction; Construction of New Campus on Existing Site
- New Construction to be Based on New AECO Educational Specifications to Create a State-of-the-Art Facility with Increased Capacity
- Site Circulation Improvements to Accommodate the Major, Adjacent Road Expansions
- Technology: Computer Lab Improvements
- Technology: Teacher Computers

Facility Condition Assessment (FCA)

<table>
<thead>
<tr>
<th>District Average - Elementary</th>
<th>Before Improvements</th>
<th>After Improvements</th>
</tr>
</thead>
</table>
| Facility | Fail | 52 | 32 | 90+
| Pre | 30 | 30 | 90 | 90+
| Post | 60 | 60 | 100 | 100+

Educational Suitability Assessment (ESA)

<table>
<thead>
<tr>
<th>District Average - Elementary</th>
<th>Before Improvements</th>
<th>After Improvements</th>
</tr>
</thead>
</table>
| Facility | Fail | 62 | 57 | 90+
| Pre | 30 | 30 | 90 | 90+
| Post | 60 | 60 | 100 | 100+

Estimated Cost of Proposed Projects

$33,351,000

Projects may include funding from outside sources.

The FCA and ESA scores are a representation of the condition of the facility only, not of the school’s academic performance.

DLR Group
6/28/2017

MENCHACA ELEMENTARY SCHOOL
FACILITY PROJECT SHEETS
**OVERALL PROJECT SCHEDULE**

- **BUILDING PACKAGE**
  - Jan 2020 – March 2020
  - Demolition of Existing School & Site

- **SITE PACKAGE**
  - Jan 2020 – March 2020
  - Permitting

- **CONSTRUCTION**
  - Jan 2020 – Mar 2020

*Project Schedule Subject to Change*
MENCHACA ES | PROCESS
CAT MEETING SCHEDULE  (Mondays 2:00pm – 4:00pm)

(2/19) CAT Meeting 1 / Introduction  
Meet The Team  
Project Kick Off  
Review Scope, Schedule, & Budget

(2/26) CAT Meeting 2 / Program Verification  
Review Program, Utilization & Capacity  
Program Adjacency Decisions  
Campus Opportunities & Vision

(3/5) CAT Meeting 3 / Design Analysis  
Site & Design Analysis  
Site Circulation – Pedestrian & Vehicular  
Program Adjacencies & Visual Listening

(3/19) CAT Meeting 4 / Preliminary Design  
Project Narrative  
Conceptual Floor Plans & Site Plan  
Conceptual Building Design

(4/2) CAT Meeting 5 / Development  
Refined Floor Plans  
Developed Site Plan  
Energy Analysis & Sustainability

(4/23) CAT Meeting 6 / Design Presentation  
Site & Building Design  
Review Exterior & Interior Materials  
Student Experience / Wayfinding
DEPARTMENT FOCUS MEETINGS

Administration
Special Education
Music
Art
Media Resources Center
Physical Education
Nutritional Services
Early Childhood Education

USER ENGAGEMENT

4th Grade Student Design Challenge
5th Grade Student Design Challenge
COMMUNITY MEETING

Pre-Design Community Meeting with Parents and Teachers

Open Community Meeting at the end of Schematic Design
ED SPEC ALIGNMENT
bridging document & ed spec comparison

<table>
<thead>
<tr>
<th>Phase</th>
<th>Gross SF</th>
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</thead>
<tbody>
<tr>
<td>Bridging Documents</td>
<td>103,101 SF (25% circulation)</td>
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<tr>
<td>Discussions with AECOM</td>
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<tr>
<td>Existing Campus Walk</td>
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<tr>
<td>Principal Meeting</td>
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<tr>
<td>Meetings with CAT Team</td>
<td></td>
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<tr>
<td>Programming</td>
<td>99,318 SF (25% circulation)</td>
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<tr>
<td>Principal Meeting</td>
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<tr>
<td>Meetings with CAT Team</td>
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<tr>
<td>Cost Estimate Analysis</td>
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<tr>
<td>Review Spaces with DLR @ CAT</td>
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<tr>
<td>Schematic Design</td>
<td>102,100 SF (21% circulation)</td>
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<tr>
<td>Meetings with DLR/AECOM team</td>
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<tr>
<td>Ed Spec Alignment with AISD</td>
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<tr>
<td>Meetings with CAT Team &amp; Principal</td>
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MENCHACA ELEMENTARY SCHOOL | PROGRAM CLARIFICATION
BUILDING MASSING

- collection of structures around trees
- buildings organized around
  - site slopes
  - breeze
  - sun path
- compact footprints
- simple geometries
- local, readily available materials
OUTDOOR PLAY

Welcome Garden
Poetry Garden
Community Gathering (@ Tree)
Play Deck
Outdoor Classrooms
Dry Creek Exploration
Chicken & Gardening
3 Play Areas
Open Field Space
Running/Walking Trail
Open Fields
Pavilion over Courts
OVERALL FLOOR PLAN

- learning neighborhood
- art
- music
- gymnasium
- café/auditorium
- media resource center
- administration

MENCHACA ELEMENTARY SCHOOL | FIRST FLOOR PLAN
administration building
‘barn’ building
‘barn’ building
‘barn’ building
art studios
learning village south – 1st floor
learning village south – 2nd floor
learning village north – 1st floor
library media center
LEED V4 for BD+C Schools

Certified:
Silver: 40-49
Gold: 50-59
Platinum: 60-79

Current LEED Tracking for Menchaca Elementary:
LEED Silver

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THANK YOU!  MENCHACA ELEMENTARY SCHOOL