Polytechnic Community Listening Session

Hosted by Trustee Wallace Bridges

Thursday, April 11, 2024
Agenda

• Capital Improvement Program
• Master Facility Planning
• Facility Improvement Opportunities
• Community Feedback
Capital Improvement Program

KELLYE SPENCER
Deputy Superintendent Operations
Why Do School Districts Issue Bonds?

• Under state law, the school finance system provides operating funds for employee salaries, utility costs, instructional materials, and operational materials.

• Texas school districts issue bonds to pay for major capital expenditures like new schools, expansions, or building renovations.
2017 Bond Program – Polytechnic Impact

FORT WORTH ISD
On November 2, 2021, voters approved a $1.2 billion package that largely focuses on Fort Worth Independent School District’s aging middle schools.

Examples of scope include:

- New, secured front-entry vestibules for schools
- Upgrades of corridors, common areas, media centers, and cafeteria spaces for student collaboration
- Refitted science labs and modified classrooms to meet space requirements
# 2021 Bond Budget Allocation

<table>
<thead>
<tr>
<th>Campus</th>
<th>Total Budget*</th>
<th>Construction Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>William James Middle School</td>
<td>$52,981,019</td>
<td>$37,800,000</td>
</tr>
<tr>
<td>Morningside Middle School</td>
<td>$55,321,979</td>
<td>$36,400,000**</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$108,302,998</td>
<td>$74,200,000</td>
</tr>
</tbody>
</table>

*Total budget includes additional items such as architectural fees, permitting, construction management, furniture and equipment, etc.

**Roof replacement was previously authorized at Morningside, reducing the available construction budget to $36.4 million.
Master Facility Planning

KELLIE SPENCER
Deputy Superintendent Operations

MIKE NAUGHTON
Executive Director of Facilities
On September 26, 2023, the Board approved a resolution calling for a facility master plan study. This includes:

• Educational programming
• Facility & property condition
• Enrollment trends
• Rightsizing opportunities
Polytechnic Pyramid

- Polytechnic HS
  - William James MS
    - Dillow
    - McRae
    - Sims
  - Morningside MS
    - Briscoe
    - Morningside
    - Peak
    - Van Zandt-Guinn
Polytechnic Pyramid

Polytechnic HS

Combined Middle School

Dillow
McRae
Sims
Briscoe
Morningside
Peak
Van Zandt-Guinn

FORT WORTH ISD
October 2023 Data

<table>
<thead>
<tr>
<th></th>
<th>Wm James MS</th>
<th>Morningside MS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrollment</td>
<td>774</td>
<td>437</td>
</tr>
<tr>
<td>Residents (Gr 6-8)</td>
<td>728</td>
<td>552</td>
</tr>
<tr>
<td>% of enrollment – transfer IN</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>% of residents – transfer OUT</td>
<td>12%</td>
<td>25%</td>
</tr>
</tbody>
</table>
## 10-Year Combined Enrollment Trends

<table>
<thead>
<tr>
<th>School Year</th>
<th>William James</th>
<th>Morningside</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014-15</td>
<td>1,022</td>
<td>741</td>
<td>1,763</td>
</tr>
<tr>
<td>2015-16</td>
<td>999</td>
<td>736</td>
<td>1,735</td>
</tr>
<tr>
<td>2016-17</td>
<td>976</td>
<td>644</td>
<td>1,620</td>
</tr>
<tr>
<td>2017-18</td>
<td>950</td>
<td>689</td>
<td>1,639</td>
</tr>
<tr>
<td>2018-19</td>
<td>895</td>
<td>695</td>
<td>1,590</td>
</tr>
<tr>
<td>2019-20</td>
<td>844</td>
<td>672</td>
<td>1,516</td>
</tr>
<tr>
<td>2020-21</td>
<td>858</td>
<td>630</td>
<td>1,488</td>
</tr>
<tr>
<td>2021-22</td>
<td>822</td>
<td>525</td>
<td>1,347</td>
</tr>
<tr>
<td>2022-23</td>
<td>750</td>
<td>484</td>
<td>1,234</td>
</tr>
<tr>
<td><strong>2023-24</strong></td>
<td><strong>771</strong></td>
<td><strong>430</strong></td>
<td><strong>1,201</strong></td>
</tr>
</tbody>
</table>

Projected enrollment: SY 2027/28 1,093 students
Feeder Elementary Enrollment History

<table>
<thead>
<tr>
<th>Year</th>
<th>Edward J. Briscoe</th>
<th>T.A. Sims</th>
<th>Morningside</th>
<th>D. McRae</th>
<th>Van Zandt-Guinn</th>
<th>S.S. Dillow</th>
<th>Carroll Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-2019</td>
<td>3,886</td>
<td>430</td>
<td>520</td>
<td>602</td>
<td>521</td>
<td>526</td>
<td>566</td>
</tr>
<tr>
<td>2019-2020</td>
<td>3,678</td>
<td>414</td>
<td>662</td>
<td>591</td>
<td>476</td>
<td>591</td>
<td>564</td>
</tr>
<tr>
<td>2020-2021</td>
<td>3,140</td>
<td>333</td>
<td>589</td>
<td>375</td>
<td>301</td>
<td>451</td>
<td>482</td>
</tr>
<tr>
<td>2021-2022</td>
<td>3,137</td>
<td>353</td>
<td>578</td>
<td>422</td>
<td>317</td>
<td>428</td>
<td>451</td>
</tr>
<tr>
<td>2022-2023</td>
<td>2,982</td>
<td>273</td>
<td>574</td>
<td>377</td>
<td>338</td>
<td>398</td>
<td>459</td>
</tr>
<tr>
<td>2023-2024</td>
<td>3,039</td>
<td>270</td>
<td>590</td>
<td>410</td>
<td>310</td>
<td>410</td>
<td>477</td>
</tr>
</tbody>
</table>
Facility Improvement Opportunities

Architect Presentation
Table of Contents

1 — EXECUTIVE SUMMARY

2 — EXISTING CAMPUS

3 — SITE PLANNING STUDIES

4 — SCHEDULE & COST IMPLICATIONS

5 — SUMMARY AND CONCLUSIONS
TOTAL ACREAGE: **16.2 acres**

*Note that while the southwest corner of the site is used by the neighborhood as a park, the property is owned by Fort Worth ISD and there is no agreement in place with the city that would require it to remain.*

**TOTAL PARKING STALLS: 99**

*Required parking count is 2.5 stalls per classroom.*
SITE ANALYSIS | EXISTING SCHOOL CONSTRUCTION PHASES

Fort Worth ISD
Morningside Middle School | Feasibility Study | Existing Campus

Second Floor original construction: 1956
Non-sprinklered
18,744 SF

First Floor original construction: 1956
Non-sprinklered
37,937 SF

Central Addition: 1971
Non-sprinklered
12,672 SF

Northeast Addition: 2002
Sprinklered
8,495 SF

Southeast Addition: 1989
Non-sprinklered
9,283 SF

Activity Building
Non-sprinklered
5,256 SF

Kitchen Addition: 2020
Sprinklered
8,664 SF
Inadequate queuing for student pick up and drop off (on street).

Circulation through the site – need clear separation of pedestrians, cars, and busses.

Portable buildings create dysfunctional masterplan and academic isolation.

Visitor parking is not easily accessible to front door.

Entry plaza is not welcoming.

Library is undersized and not centered within campus.

Classrooms:
- Existing sizes are below FWISD Education Specifications and TEA Standards
- Insufficient number of classrooms to support increased student capacity
- Science Labs are inadequate number; outdated and insufficiently sized.

Administration insufficiently sized and not located near main entry / secure vestibule.

Secure entry vestibule not present.

Circulation: Existing corridor flow creates bottleneck at high traffic areas.

Collaboration spaces are not provided, both indoor and outdoor

Storm shelter not provided.
The new school will be built on the south side of the site while the existing school remains in operation.

The east half of the existing school will be demolished upon completion of new construction.

The original historic structure will remain.

The existing auditorium in the original school can be renovated. Or if budget allows, a new auditorium can be incorporated into the new building.

FORT WORTH ISD | Morningside Local Historic District
SITE AREA | 16.2 acres
GRADE | 6th, 7th, 8th Grade
BUILDING SF & SIZE | 145,000 sf
PARKING STALLS | 120
STUDENT ENROLLMENT | 1400 at 100% utilization
| 1130 at 80% utilization

Note: The existing auditorium in the original school can be renovated. Or if budget allows, a new auditorium can be incorporated into the new building.

Main entrance | Classroom entrance | Service entrance | Athletics entrance
New Construction LVL 1 | New Construction LVL 2 | Original Building LVL 1 | Original Building LVL 2
PARKING FOR VISITORS, STAFF, AND AFTER-SCHOOL PARKING
Additional parking shown to meet the needs of the staff and visitors for a combined new campus. After-school hours parking will be provided to benefit public use.

ON-SITE BUS AND STUDENT DROP-OFF / PICK-UP QUEUING
Adequate drive length for queuing and clear separation of cars and busses provided.

OUTDOOR SPACES
Outdoor areas for learning, dining and play are provided.

REMOVAL OF PORTABLE BUILDINGS AND EXISTING GYM
Existing portable buildings and detached gym removed, allowing for contiguous interior circulation.

Note: The existing auditorium in the original school can be renovated. Or if budget allows, a new auditorium can be incorporated into the new building.

Keys
- Main entrance
- Classroom entrance
- Service entrance
- Athletics entrance
- Parent drop off/pick up
- Visitor
- Busses
- Service Vehicles

EXISTING BUILDING FOOTPRINT
EXISTING ATHLETIC FIELD AND TRACK TO REMAIN
(NOT IN SCOPE)
ATHLETICS AND PERFORMING ARTS
The existing school has a detached gym, and the weight room is housed in a portable. The new school will provide all athletic facilities within the main building, in line with district standards, as well as house the storm shelter. It will provide right-sized performing arts programs adjacent to a new cafetorium. The existing auditorium in the original school can be renovated. Or if budget allows, a new auditorium can be incorporated into the new building.

CLEAR CIRCULATION
The circulation path through the existing school consists of long narrow corridors and crowded intersections. In this design, clear circulation is provided with adequate width.

ADMINISTRATION
The existing administration space is small and inefficient and does not meet school security requirements. This design locates administration at the main entry with a secure vestibule sequence.

MEDIA CENTER
The existing media center is small, with limited natural light. The proposed media center will welcome students and visitors and be an iconic element adjacent to the entry.

NEW CLASSROOMS
New classrooms will meet district education specifications and size requirements.
SCHEDULE & COST IMPLICATIONS

SCHEDULE

12 MONTHS DESIGN SCHEDULE

26 MONTHS CONSTRUCTION SCHEDULE

COST

$70M BUDGET

$67.4M ESTIMATED CONSTRUCTION COST
The new school will be built on the south side of the site while the existing school remains in operation. The east half of the existing school will be demolished upon completion of new construction. The original historic structure will remain.

**BENEFITS**

- The new school extends the longevity of the campus well into the future.
- Students will remain on-site during construction.
- The original portion of the existing building will remain, satisfying historic designation requirements. The existing auditorium can be renovated and utilized.

**ESTIMATED CONSTRUCTION COST:**

$67.4 M
ABOUT THE PROJECT

This summary outlines the goals and design criteria employed to explore the combination of the student populations of William James Middle School and Morningside Middle School into a single new on-site replacement middle school located on the William James Middle School site.

William James Middle School was built in 1927. The motto of the school is “One School with One Voice with a Singleness of Purpose, Focusing on Teaching and Learning.” Morningside Middle School was built in 1956. The mission statement is “Prepare and Empower All Students to be Lifelong Learners and Productive Citizens in a Global Society.” These schools share a focus on fostering students into citizens who can contribute towards building a stronger community of tomorrow. The combination of aging facilities with the renovations over the years have made it challenging to provide spaces that could meet the mission of both schools including the variety of curriculums that both schools offer. Hence, Stantec’s proposals offer an opportunity to combine both schools and design them into a thriving campus that meets the ever-changing needs of a modern education curriculum.

The proposal utilizes a reduced version of the Fort Worth Independent School District’s Education Specifications for a new Middle School campus that would accommodate over 1200 students at 80% utilization.

The following study analyzes the proposal of combining the student populations at William James Middle School and Morningside Middle School into a single new on-site replacement middle school located on the William James Middle School site. The proposal utilizes Fort Worth Independent School District’s Education Specifications for a new Middle School campus that accommodate 1200 students.

SITE ANALYSIS: The area of focus is within the enrollment boundaries of William James Middle School and Morningside Middle School at a macro level, and focuses on the William James Middle School site where the replacement school will be constructed. The analysis of the proposed site studied in terms of surrounding context, adjacent major and minor streets, neighboring campuses, land use, and zoning typology. At a micro level, the site shall be examined more closely to study the existing site grading, placement of utilities, and determination of buildable area and other regulatory site guidelines.

BUILDING ANALYSIS: Observe existing exterior and interior building conditions that are creating challenges for the existing campus to be used in its current state. The building analysis focuses on surrounding site’s functionality, floor plan organization, space utilization, and user experience.

*Credit to William James MS & Morningside MS Photos
PRINCIPLES & GOALS

1. **DESIGNING WITH KEEPING SAFETY IN MIND:**
The safety of the school occupants is paramount and will be addressed comprehensively in the design of the site and building.

2. **PROVIDE AN EQUITABLE AND DIVERSITY-DRIVEN ACADEMIC ENVIRONMENT:**
The design of the new school will ensure that all users feel valued, with equitable access to superior resources and opportunities.

3. **UNIFY AND BIND A LEGACY NEIGHBORHOOD AND LEARNING COMMUNITY:**
The design will merge W. James and Morningside middle schools into a single, unified middle school, considering the existing conditions and communities in the surrounding area.

4. **DESIGN THAT CATERS TO THE NEEDS OF FUTURE FOR THE STUDENTS:**
The design will address current requirements while anticipating rapid changes in the education field. Thoughtful considerations will ensure adaptability to future needs.

5. **BUILD IN NEXT-GENERATIONAL LEARNING OPPORTUNITIES FOR STUDENTS:**
The design will create a learning environment that encourages curiosity and innovation among students.

6. **REMOVE PHYSICAL AND EDUCATIONAL BARRIERS:**
The design will prioritize safety and accessibility, creating a space that caters to the diverse needs of its users.

7. **BUILDING OPERATIONAL FUNCTIONALITY:**
The design will adhere to FWISO’s educational specifications while ensuring the safety and full operational continuity of the existing school on-site during the construction of the new facility.
EXISTING SITE STUDY

ABOUT THE SITE

The existing lot spans 10.491 acres and is divided into two sections by an existing 35-foot-wide utility easement. As a result, the new building should not be constructed over this designated area.

1. Attraction Beauty Salon
2. Chandelier Ballroom
3. Fort Worth Police Station
4. Food Trolley
5. Armstrong Paint & Body
6. Commercial Space
7. Residential

P.O.S.E
Public Open Space Easement
Existing Sanitary Sewer
Existing Water
ABOUT THE SITE

The site features a 30-foot topographic drop from the south to the far northeast corner. Unfortunately, the current orientation of the existing building does not facilitate optimal daylighting and energy efficiency. Additionally, the track and field orientation is suboptimal for sporting events.
SITE CHALLENGES

1. INACCESSIBLE MAIN ENTRANCE
   - Building main entry is elevated without accessible ramps and lacks a secured vestibule.

2. LIMITED RAMP ACCESS
   - Accessible ramps are located away from main entry.

3. AUXILIARY GYM & STORAGE
   - Non-secured circulation to access auxiliary gym and insufficient storage.

4. INCONVENIENT PARKING
   - Insufficient parking, parking lot is away from all main and event entrances and admin.

5. INADEQUATE QUEUING
   - Parent carpool lane is insufficient and creates traffic on main streets.

6. ISOLATED COURTYARD
   - Existing courtyard lacks sunlight at all hours of the day and is not integrated to programs.

7. INACCESSIBLE GYM
   - The existing gym is not conveniently accessible from the viewing area. Additionally, the secondary means of egress is obstructed by a locked fenced gate.

8. KITCHEN SERVICE/DUMPSTER
   - The existing back-of-house service area is currently situated near the side doors, which are also used as the main entrance.
EXISTING CAMPUS PHOTOS

- Non-ADA compliant & unsecured main entry and daylighting obscured by boarded windows
- Spectator bleachers and the gym are located in two different levels without direct access
- Non-secure & non-ADA compliant main entry
- Non-ADA compliant facilities
- Inadequate gym space & storage and unsecured circulation
- Fenced exit creates a safety hazard
PHASE 1:
The proposed design will be located on the existing field area on the northern portion of the site with a new building. This strategic placement minimizes disruption to the existing campus during construction.

PHASE 2:
Upon completion of the new building, the existing structure will be demolished to facilitate the construction of entry drives, parking facilities, and the new field and track.

Parents and visitors will access the new campus via Nashville Avenue on the south side of the site. New drives have been strategically placed to allow for efficient onsite queuing, adjacent to a newly designated parking area. Buses will arrive via Avenue A on the north side of the site, providing convenient access to the cafeteria for students gathering.

**PROGRAM SF BREAKDOWN**

<table>
<thead>
<tr>
<th>Category</th>
<th>SF (GSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>10,490</td>
</tr>
<tr>
<td>Food Service &amp; Student Dining</td>
<td>9,701</td>
</tr>
<tr>
<td>Classrooms</td>
<td>55,630</td>
</tr>
<tr>
<td>Performing / Visual Arts</td>
<td>19,515</td>
</tr>
<tr>
<td>Media Center</td>
<td>6,960</td>
</tr>
<tr>
<td>Physical Education</td>
<td>38,474</td>
</tr>
<tr>
<td>Career Tech</td>
<td>5,539</td>
</tr>
<tr>
<td>Program Support</td>
<td>8,237</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>154,637</strong></td>
</tr>
</tbody>
</table>

*Auditorium will be considered as an alternate dependent on space & budget availability.*

**DESCRIPTION**

1. MAIN ENTRY
2. ATHLETIC ENTRY
3. SECONDARY ENTRY
4. PARENT DRIVE
5. BUS DRIVE
6. ADDITIONAL PARKING
7. NEW FIELD & TRACK
8. EVENT PLAZA
The main entry of the building faces Nashville Avenue, featuring a welcoming entry plaza designed for student drop-off. Within the main entry volume, administrative spaces are situated on the first level, while the Media Center and CTE (Career and Technical Education) spaces occupy the second level. Upon entering through a secure and accessible vestibule at the main entry, students can access a two-story academic space. Classroom areas are strategically positioned along the north and south facades to maximize natural daylight and scenic views. Additionally, a central core houses science and support spaces.

The Cafeteria serves as a secondary entry and bus drop-off point, creating a communal area that separates the focused academic spaces from the shared athletic and performing/visual arts areas. On the first level of the arts and athletic building volumes, smaller support spaces are located, while larger volume spaces are situated on the second level.

On Level 2, the Media and CTE spaces are stacked above the administration areas below. The core classroom and science spaces mirror the layout found on the first level. The cafeteria, a two-story volume, remains open below. Larger volume spaces for the Arts and Athletic programs are also positioned on the second level.
**Proposed Design**

**Summary & Conclusions**

- **Cost-Effective Construction:**
  - The construction cost aligns with the current budget.

- **Operational Continuity During Construction:**
  - The new building can be constructed without disrupting the full operation of the existing building.

- **Competitive Design for Bidding:**
  - The proposed design’s ease of construction makes it competitive for bidding.

- **Timely Implementation:**
  - The design can be executed within a reasonable timeframe.

- **Optimal Solar Orientation:**
  - The new layout strategically utilizes solar orientation for classrooms and the athletic field.

- **Future Expansion Considerations:**
  - The proposal allows for future expansion needs.

- **Utility Easement Compliance:**
  - The site layout avoids encroaching on the existing utility easement.

- **Efficient Traffic Separation:**
  - The site proposal ensures ideal separation of buses and parent vehicle circulation, with sufficient on-site queuing.

- **Fine Arts Access:**
  - The Fine Arts location provides immediate access to an exterior.

- **Community-Focused Media Center:**
  - The Media Center on Level 2 serves as a beacon for the community.

**Proposal Highlights**

- **154,000 SF**
  - Approximate Project Size

- **$73.4M**
  - Estimated Total Construction Cost

- **1522 Students**
  - Student Capacity

**Estimated Project Duration**

- **Design:** 12 Months
- **Construction:** 24 Months
Student Experience Considerations

• Combining small campuses increases instructional consistency within the feeder pattern

• Combining all middle grades in a single campus minimizes transition points for students and builds a more cohesive school community

• Increasing enrollment allows for additional course offerings and extracurricular opportunities
Staff Considerations

- Enlarging the faculty leads to more teachers teaching common contents and allows for enhanced staff collaboration.
- Creating a larger comprehensive campus ensures every classroom and lab meets today’s standards, providing room for cooperative groups and hands-on student experiences.
- Staffing a single large campus decreases administrative costs, redirecting funding toward instruction.
Facility Considerations

• Consolidating can improve educational outcomes by providing modern resources throughout the campus and opportunities for specialized learning programs.

• Constructing a new campus ensures that every space in the building meets modern code requirements, is ADA accessible, and conforms to TEA’s 2021 School Facilities Standards.
Next Steps

Trustee Wallace Bridges
Timeline of Activities

April 2024
Community Listening Sessions

May 28, 2024
Action presented to Board of Trustees

June 2024
Architectural design begins
Polytechnic Community Listening Session Survey
Fort Worth
INDEPENDENT SCHOOL DISTRICT