

Frankston ISD

Long-Range Facility Planning Committee
Meeting Two
June 22, 2026



Objectives

- Welcome, Recap
- Facility Tour
- Educational Program Overview
- Demographics
- Educational Facility Assessment
- Guiding Principles
- Wrap Up
- Questions



Welcome + Recap





Frankston ISD Facility Planning and Bond Planning Outline Calendar

DATE	TIME	LOCATION	MEETING TYPE	TOPIC
June 8, 2026	6:00 PM	High School Cafeteria	Committee Meeting 1	Committee Meeting One - Drink from the Firehose: LRFP, Finance, Enrollment, EFA
June 22, 2026	6:00 PM	Elementary Cafeteria	Committee Meeting 2	Committee Meeting Two - EFA Findings, Vision & Guiding Principles
July 13, 2026	6:00 PM	Middle School Library	Committee Meeting 3	Committee Meeting Three - Work Groups
July 27, 2026	6:00 PM	High School Cafeteria	Committee Meeting 4	Committee Meeting Four - Work Groups
August 10, 2026	6:00 PM	Board Room	Committee Meeting 5	Committee Meeting Five - Work Group Presentations to Committee
August 17, 2026	6:00 PM	High School Cafeteria	Board Meeting	Facility Committee Update Presentation
August 24, 2026	6:00 PM	High School Cafeteria	Committee Meeting 6	Committee Meeting Six - Priority Vote
September 14, 2026	6:00 PM	High School Cafeteria	Committee Meeting 7	Committee Panel Prep Meeting or Additional Committee Meeting
September 28, 2026	6:00 PM	Board Room	Committee Meeting 8	Committee Panel Prep Meeting as needed
October 19, 2026	6:00 PM	Board Room	Board Meeting	Committee Presentation to Board



Board Charge

The Frankston ISD Long-Range Facilities Planning Committee is charged by the Board of Trustees to:

Review the Educational Facility Assessment, Financial Assessment, Educational Program, and Demographic Data.

Prioritize projects into a Long-Range Facility Plan to be recommended for adoption by the Board

Make a recommendation of financial options for the district to pursue to fund the plan.

District Mission & Vision

Frankston Independent School District fosters a community of life-long learners by providing an environment that builds self-worth, integrity, and respect for diversity while striving for academic and social excellence.

Frankston Independent School District will provide all students with comprehensive educational experience and a culture of excellence with world-class standards, ensuring that each child learns, grows, and achieves to their potential.

Visioning- “The Best Version of Us”

Frankston ISD will provide safe, efficient, and well-maintained facilities that support growth, ensure equity across campuses, and create inspiring environments for teaching and learning while meeting all compliance standards.

House Keeping



- Be Sure to Sign In and Pick Up Binder & Handouts for each Meeting
- Take Care of Yourself!
- Silence Phones
- What Happens in Committee Stays in Committee
- Questions and Ideas in the Idea Box

Facility Tour



Facility Tours

Tours by Work Group

Take your Facility Tour Item List

Be Ready to Share:

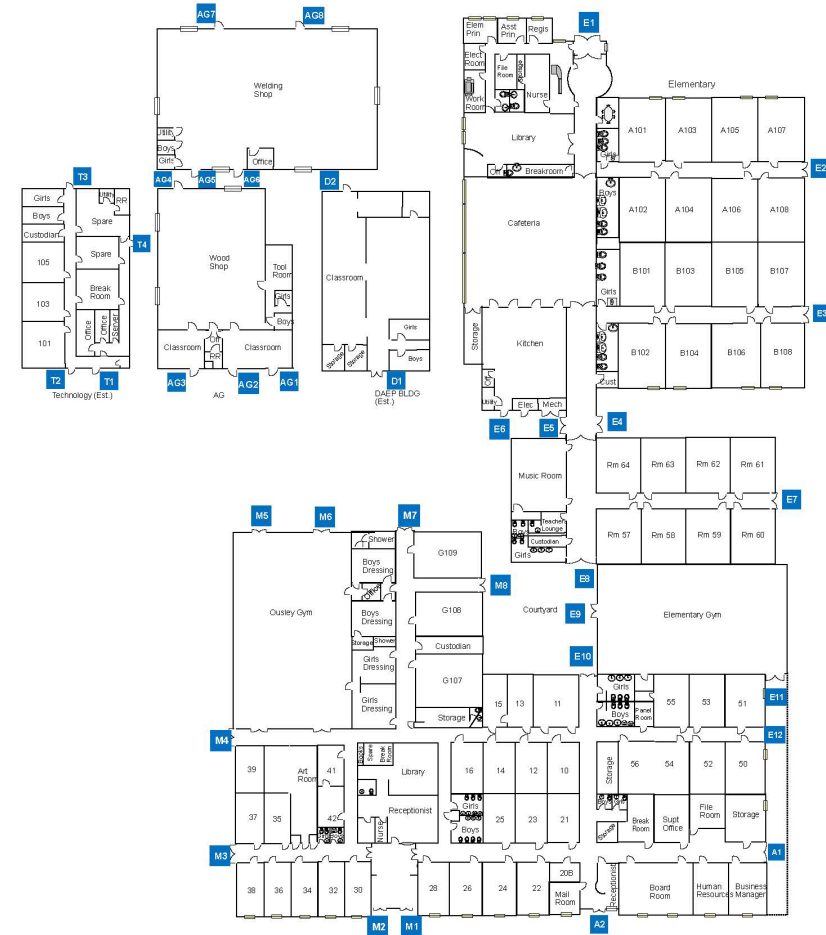
General Impressions

Good Things

Surprises

Things that need to change

Be back by 6:50!



Educational Program Overview



FRANKSTON ISD

Educational Program Assessment

Educational Program Assessment

How do facilities impact the educational programs?





Elementary School

Outside spaces:

Main playground: Complete Renovation
Pre-K playground(adaptive)

Classroom Refresh:

EL Lifeskills Bathroom/ Changing room

Behavior Space

OT/PT/Speech Service

Fine Arts

Robotics





Elementary School

Safety/Security/Health:

Remove carpet and replace with VCT/tile



Infrastructure:

HVAC

Electrical upgrade – Older area

Wi-Fi backbone upgrade

Middle School

Classroom or New School:

Classroom space (small size)

Library Upgrade

Fine Arts:

Band – shared space HS

Theater- Shared space HS

Art- Shared space HS



Middle School

Athletic Spaces:

Fieldhouse (there isn't one) – update space at FB field
Locker rooms (MS gym)

Safety/Security/Health:

Remove carpet and replace with VCT/tile

Infrastructure:

Electrical upgrade

HVAC

Wi-Fi backbone upgrade





High School

Classroom:

Outdoor classroom space

Flooring for all classrooms

Lab rooms updated

Fine Arts:

Band Hall complete renovation

Theater stage and backstage renovations

Auditorium Lighting



High School

Athletic spaces:

Showers in locker rooms

Bleachers at FB field

Safety/Security/Health:

Bleachers at the FB field

Infrastructure:

HVAC

Electrical upgrade

Wi-Fi backbone upgrade



CTE

Classrooms:

Improved instructional materials, cohesive curriculum and lab equipment.

Classrooms equipped to feed into HS CTE pathways

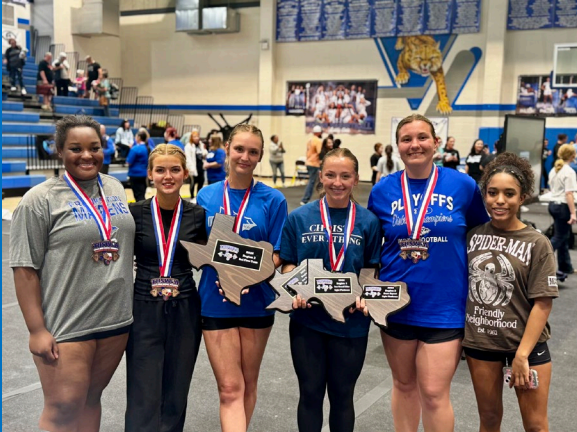
Phlebotomy/CNA:

Complete Lab Space

Multimedia Space:

AV classroom

Computer labs for graphic design





CTE

AG:

Ag mechanics space – outdoor workspace refresh

Plant Science– Outdoor workspace refresh

Food Tech– Develop current space

Restrooms

Infrastructure:

Roofs in AG

HVAC

Electrical upgrade

Wi-Fi backbone upgrade



Tech Classrooms

Classroom:

Lighting

Remove carpet and replace with VCT/tile

Infrastructure:

Roof

HVAC

Electrical upgrade

Wi-Fi backbone upgrade



Demographics Overview





Frankston Nursing

FRANKSTON ISD

Demographics Overview



25-26 Enrollment

❖ Frankton Elementary 366

❖ Frankston Middle 179

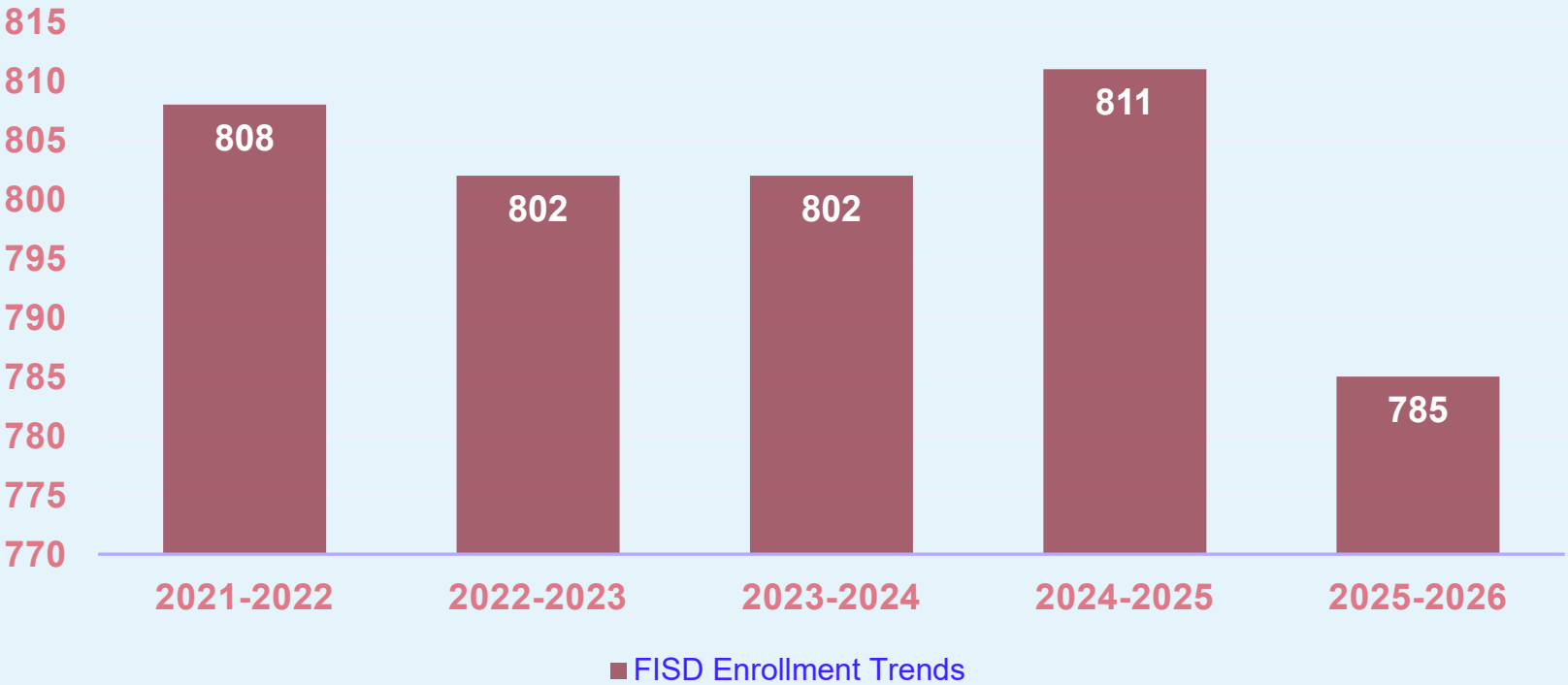
❖ Frankston High 227

Total 772



Enrollment Trends

FISD Enrollment Trends (Snapshot 10/1)





Factors Impacting Enrollment

- ❖ School voucher programs
- ❖ Home School
- ❖ Planned, but not built, housing
- ❖ Unplanned new housing activity
- ❖ Unemployment shifts
- ❖ New Job Opportunities in surrounding towns
- ❖ District Transfer Students (170 total at FISD)
- ❖ Charter/ Private school

Educational Assessment Overview



Assessment Overview - Campus Findings



Key Concepts

- Facility Grading
 - Best Practices
 - Vs 'New'
 - Age
- Pricing – RS Means
- Condition Budget
 - Renovations + Replacements
- Replacement Budget
 - New based on SF
 - “Like for Like”
- Facility Condition Index (FCI)
 - $FCI = \frac{\text{Condition Budget}}{\text{Replacement Budget}}$
 - $\text{Cost to repair} \div \text{Cost to replace}$

Administration, Elementary and Middle School (1972)

111863 SF	Condition Budget TOTAL	Replacement Budget	Facility Condition Index (FCI)
ES + MS + Admin	\$30,806,058	\$62,909,659	59%

Exterior Walls, Windows and Doors, Interior Doors, Interior Finishes (Flooring, Paint and Ceilings), Plumbing (Pipes, Fixtures, Sprinkler system), Electrical (Age and capacity), HVAC (Units and Controls), Lighting, Furnishings, Roof Covering, Gutters and Downspouts, Art Room Addition, Administration (ES +MS), Locker Rooms, Weight Room

CTE and VoAg (1982)

7,500 SF	Condition Budget TOTAL	Replacement Budget	Facility Condition Index (FCI)
CTE and Ag Barn	\$3,957,304	\$5,004,716	95%

Exterior Walls, Windows and Doors, Interior Doors, Interior Finishes (Flooring, Paint and Ceilings), Plumbing (Pipes, Fixtures, Sprinkler system), Electrical (Age and capacity), HVAC (Units and Controls), Lighting, Furnishings, Roof Covering, Gutters and Downspouts, Insulation replacement, Classroom + Office Addition, Welding Ventilation, Ag Barn expansion and enclosure

Athletics and Concessions (1972)

			Facility
5,125 SF	Condition Budget	Replacement	Condition Index
	TOTAL	Budget	(FCI)
Athletics and Concessions	\$11,776,767	\$1,914,320	760%

Exterior Walls, Windows and Doors, Interior Doors, Interior Finishes (Flooring, Paint and Ceilings), Plumbing (Pipes, Fixtures, Sprinkler system), Electrical (Age and capacity), HVAC (Units and Controls), Lighting, Furnishings, Roof Covering, Gutters and Downspouts, Roadways, Field Sprinkler System, Bleachers (Football and Tennis), Football Scoreboard, Press Boxes, Track, Sport Field Lighting, Field Equipment Storage, Artificial Turf

DAEP (1972)

2,430 SF	Condition Budget	Replacement	Facility
	TOTAL	Budget	Condition Index
DAEP	\$647,032	\$1,416,329	(FCI) 55%

Exterior Walls and Doors, Plumbing (Pipes, Sprinkler system), Electrical
(Age and capacity), Lighting

High School, Auditorium and Gym (1982, 1995, 2000 + 2013)

			Facility
	Condition Budget	Replacement	Condition Index
	TOTAL	Budget	(FCI)
99,117 SF HS, Auditorium and Gym	\$30,842,335	\$68,433,469	54%

Exterior Walls, Windows and Doors, Interior Doors, Interior Finishes (Flooring, Paint and Ceilings), Plumbing (Pipes, Fixtures, Sprinkler system), Electrical (Age and capacity), HVAC (Units and Controls), Lighting, Furnishings, Roof Covering, Gutters and Downspouts, Parking and Drives (district), Library Addition, Kitchen Addition, Workroom Addition

Maintenance (1990)

5,300	Condition Budget TOTAL	Replacement Budget	Facility Condition Index (FCI)
Maintenance	\$4,657,184	\$3,514,176	160%

Exterior Walls, Doors, Interior Finishes (Flooring, Paint and Ceilings), Plumbing (Pipes, Fixtures, Sprinkler system), Electrical (Age and capacity), HVAC (Units and Controls), Lighting, Furnishings, Roof Covering, Gutters and Downspouts, Covered Bus Parking, Maintenance addition (storage)

New Elementary (1972)

34,360 SF	Condition Budget TOTAL	Replacement Budget	Facility Condition Index (FCI)
Elementary	\$6,404,059	\$19,323,421	40%

Exterior Walls (Minor), Ceiling Finishes, Fencing, Playground Equipment and Shade Canopy, Roof Coverings, Kitchen Addition, Classroom Addition

Technology (2001)

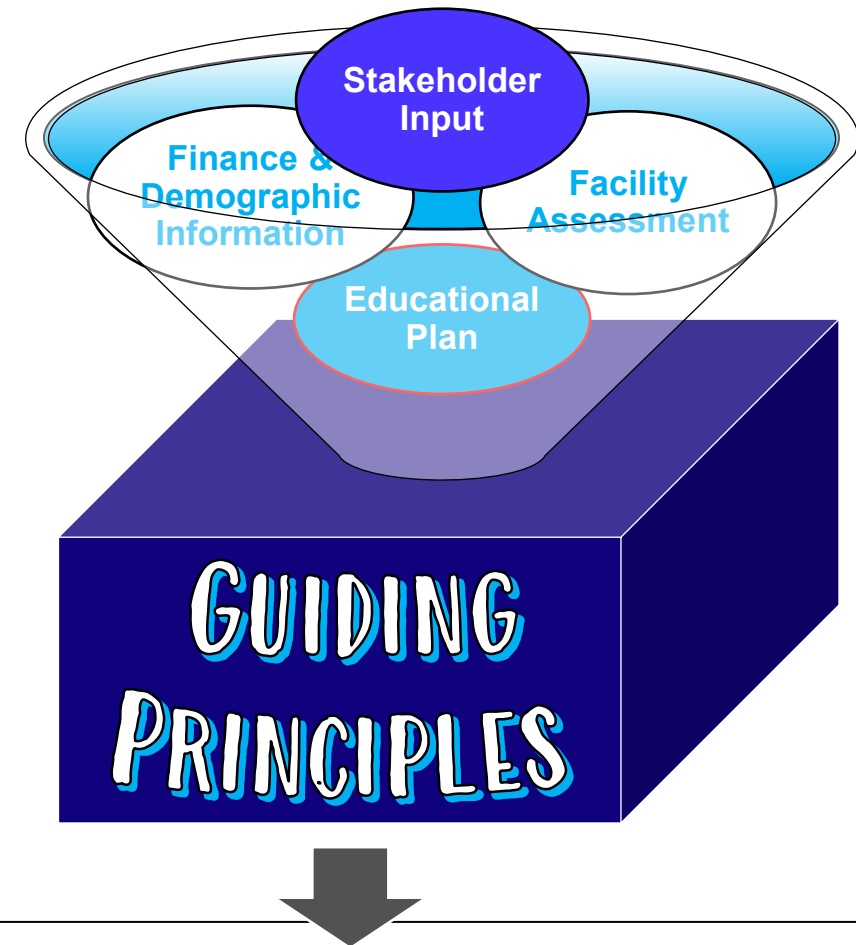
10,168 SF	Condition Budget TOTAL	Replacement Budget	Facility Condition Index (FCI)
Technology	\$1,256,273	\$5,911,835	26%

Exterior Walls (Minor), Interior Finishes (Flooring, Paint and Ceilings),
Lighting, Vent for Culinary Arts, Exterior lighting, Roof Maintenance

Guiding Principles



Guiding Principles



Long Range Facility Plan

Guiding Principles

- Over-arching, big picture concepts to guide our decision making.
- Deal with philosophies, standard approaches, common themes.
- Constitution vs. Statute

Guiding Principles Examples

- Promote Educational Excellence
- Enhance Facilities
- Upgrade Safety & Security
- Update Technology Infrastructure
- Maximize Student Opportunities

Guiding Principles Examples

Provide for safety, security and accessibility.

Enhanced safety-security: protection from elements, "closed" facility. ADA accessibility. More efficient drop-off/pickup & traffic flow.

Provide adequate spaces for all programs.

Adequate space for all programs (labs, life skills, fine arts, athletics, CTE, ROTC. Increase space/simplified plan for students @ athletics. Enhance staff development facilities. Enhance facilities that are used by a large population of the student body. Landscape / Garden Area. Centralized grade organization. Increased display of student excellence.

Provide 21st century facilities.

Modern/Updated 21st Century facilities. Improve A/V capabilities *technology*. Repurposing existing facilities if reasonable & safe. Scalable adaptability/sustainability of facilities. Improved plumbing & HVAC. Eliminate portable buildings. Eliminate obsolete buildings. Larger classrooms. Facilities that promote Inclusiveness. Practical use of Space. Site manage drainage. Construction - project priority flexibility. Increased/Improved branding of Facilities & school pride. Scalable facilities

Guiding Principles Examples

- Brainstorm in Small groups
- Prioritize by Small Groups
- Nominate by Small Groups
- Vote by Individual

Wrap Up





Frankston Independent School District
Long Range Facility Planning Committee

IDEA BOX

Name _____

Phone _____

Email _____

IDEA: _____



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Questions?

Frankston ISD- LRFP

Email: randiwestbrook@frankstonisd.net

Business Office Phone: 903-876-5928

**"A good plan today is better than a
perfect plan tomorrow."**

George S. Patton

Next Meeting

When: July 13, 2026

Recap: 5:00pm

Meal at 5:30pm

Meeting starts at 6pm

Location: Middle School Cafeteria