

Frankston ISD

Long-Range Facility Planning Committee

Meeting Three

July 13, 2026



Meeting 2 Recap

June 22, 2026

Meeting 2 Recap

- Charge and Vision
- LRFP Committee Vision
 - *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.*
- Educational Program Overview
- Campus Findings
- Guiding Principles

How do facilities impact the educational programs?

- District- Wide
 - Classroom sizes and storage (across the district)
 - Infrastructure (Roofs, mechanical and data)
 - Finishes
- ES
 - Fine Arts and Robotics
 - Life skills and OT/PT/Seech Service Spaces
 - Playground space
- MS
 - Shared spaces with the HS
 - Library
 - Athletics
- HS
 - Fine Arts
 - Athletics
 - CTE spaces and specialty technology/equipment

Key Concepts

- Facility Grading
 - Best Practices
 - Vs 'New'
 - Age
- Pricing
 - Construction Pricing Model
- Condition Budget
 - Renovations + Replacements
- Replacement Budget
 - New based on SF
 - "Like for Like"
- Facility Condition Index (FCI)
 - $FCI = \text{Condition Budget} / \text{Replacement Budget}$
 - $\text{Cost to repair} \div \text{Cost to replace}$



Square Footage	256,667
Replacement Cost Built:	\$179,719,067
Condition Budget:	\$92,407,211

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)

Guiding Principles

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

Welcome to LRFP Committee Meeting 3



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



Meeting 2 Recap

- Charge and Vision
- LRFP Committee Vision
- Educational Program Overview
- Campus Findings
- Guiding Principles

Objectives

- Welcome, Recap
- Project Review
- Guiding Principles
- Work Groups
- Facility Tour
- Wrap Up
- Questions



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.

LRFP Committee Vision

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.

Meeting 2- Questions

- State Require Square Footage by Campus
- Baseball Turf and Bleachers*
- % of occupancy by District
- For Future Discussions:
 - What is a property tax impact for median landowner in district?*
 - What is yearly maintenance costs by campus?
- Price/SF for additional tech storage?

House Keeping

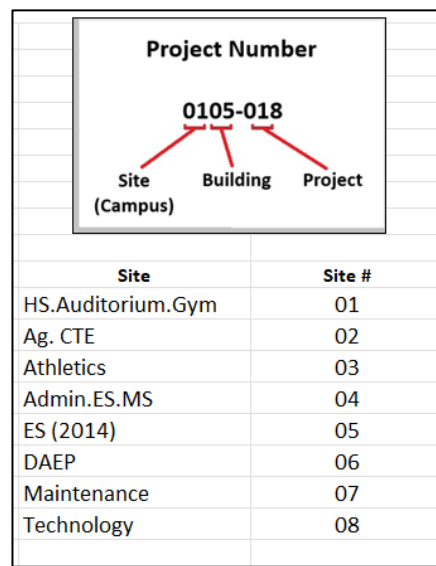


- Be Sure to Sign In and Pick Up Binder & Handouts for each Meeting
- Take Care of Yourself!
- Silence Phones
- What Happens in Committee Stays in Committee
- Questions and Ideas in the Idea Box

Project Lists Overview



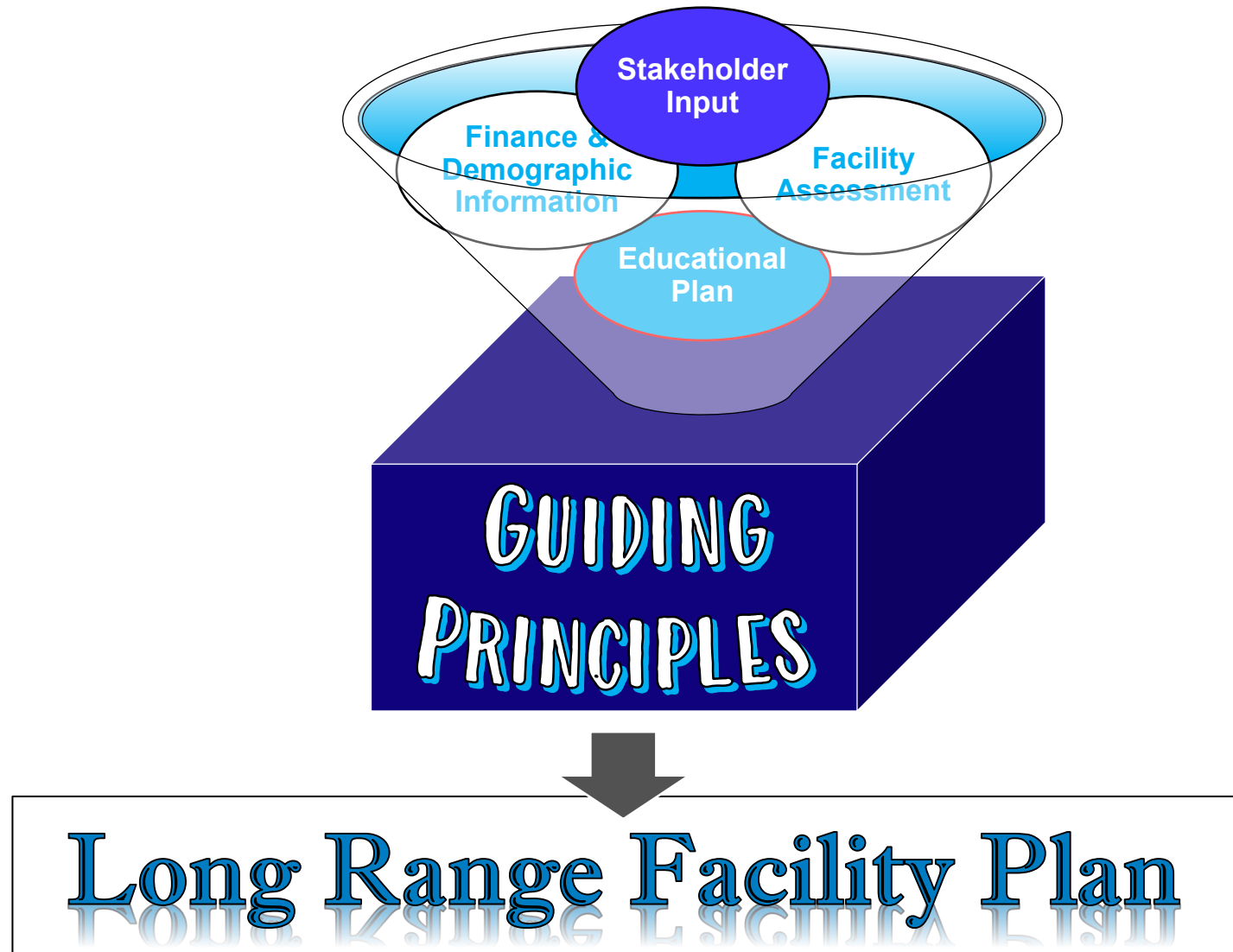
Project #	Site name	Component	% of building/qty	None	Minor	Moderate	Major	Replace	Notes
02-001	Ag./CTE Bld.	Exterior Walls Framed w/Metal Panel	100%	0%	0%	0%	0%	100%	Replace damaged and deteriorated exterior metal panels, sealants and fasteners. Paint the exterior of the wood shop and classroom building. Enclose the remaining sides of the Ag barn where animals are stored to secure interior spaces.
02-002	Ag./CTE Bld.	Exterior Windows Aluminum/Steel	2	0	0	0	0	2	Replace window units in the wood shop.
02-003	Ag./CTE Bld.	Exterior Doors Hollow Metal	7	0	7	0	0	0	Paint exterior metal doors at the classroom and woodshop buildings. Replace any damaged weather stripping and hardware.
02-006	Ag./CTE Bld.	Interior Doors Hollow Metal	7	0	7	0	0	0	Paint interior metal doors and replace damaged hardware.
02-007	Ag./CTE Bld.	Interior Doors Wood	9	3	3	3	0	0	Replace interior doors and hardware as needed for ADA compliance and refresh finish surfaces.
02-008	Ag./CTE Bld.	Wall Finishes Metal Paneling	65%	0%	100%	0%	0%	0%	Paint interior metal wall panels where finish deteriorated.
02-009	Ag./CTE Bld.	Wall Finishes Paint on Masonry	8%	0%	100%	0%	0%	0%	Repair damaged sections of CMU wall surfaces and paint.
02-010	Ag./CTE Bld.	Floor Finishes Polished Concrete	65%	0%	66%	34%	0%	0%	Clean, repair cracks and reseal concrete flooring in shop areas.
02-011	Ag./CTE Bld.	Floor Finishes Vinyl Tile	8%	0%	0%	100%	0%	0%	Replace damaged and stained vinyl floor tiles.
02-012	Ag./CTE Bld.	Ceiling Finishes Painted Structure/Deck	65%	66%	0%	34%	0%	0%	Paint open structure components.
02-013	Ag./CTE Bld.	Ceiling Finishes Lay-In Ceiling Tile (2x2)	8%	0%	0%	0%	100%	0%	Replace damaged, stained and sagging ceiling tiles and sections of grid.
02-014	Ag./CTE Bld.	Plumbing Fixtures	12	4	6	2	0	0	Replace damaged and deteriorated plumbing fixtures and drinking fountains. Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed; pricing for replacing system in classroom/woodshop building.
02-015	Ag./CTE Bld.	Domestic Water Distribution	100%	0%	0%	0%	0%	100%	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed; pricing for replacing system in classroom/woodshop building.
02-016	Ag./CTE Bld.	Sanitary Waste	100%	0%	0%	0%	0%	100%	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed; pricing for replacing system in classroom/woodshop building.
02-017	Ag./CTE Bld.	Sprinklers	100%	0%	0%	0%	0%	100%	Install sprinkler system in all student occupied areas. Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates.
02-018	Ag./CTE Bld.	Electrical Service & Distribution	100%	0%	0%	0%	0%	100%	Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed; pricing for replacing system in classroom/woodshop building.
02-019	Ag./CTE Bld.	Lighting and Branch Wiring	100%	0%	0%	0%	0%	100%	Update lighting systems to LED units.
02-020	Ag./CTE Bld.	Communications & Security Fire Alarm Detection	100%	0%	0%	100%	0%	0%	Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed; pricing for replacing system in classroom/woodshop building.
02-021	Ag./CTE Bld.	Communications & Security Clock / Intercom System	100%	0%	0%	0%	0%	100%	Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed; pricing for replacing system in classroom/woodshop building.
02-022	Ag./CTE Bld.	Commercial Equipment Vocational	54%	79%	21%	0%	0%	0%	Replace damaged CTE shop equipment.
02-023	Ag./CTE Bld.	Fixed Furnishings	30%	0%	0%	100%	0%	0%	Repair or replace aged or damaged lockers, cabinets, and countertops as needed.
02-024	Ag./CTE Bld.	Movable Furnishings	73%	59%	30%	0%	0%	11%	Replace damaged moveable furnishings as needed.
02-025	Ag./CTE Bld.	Water Supply Fire	650	0	0	0	0	650	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed, pricing for replacement costs.
02-026	Ag./CTE Bld.	Water Supply Domestic	650	0	0	0	0	650	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed, pricing for replacement costs.
02-027	Ag./CTE Bld.	Sanitary Sewer	650	0	0	0	0	650	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed, pricing for replacement costs.



Guiding Principles



Guiding Principles



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

Work Groups



Frankston Personnel

- 256,667 Total District SF
- 212 total district-wide projects
- 4 Maintenance Staff (full-time, not grounds)
 - Roughly 64,000SF/Person

How are *current* facilities cared for?



M&O Staff

- ✓ What are their skill sets?
- ✓ Are they performing preventive maintenance?
- ✓ What do they need to be able to take care of what you have?



Preventive Maintenance

- ✓ Are you doing it?
- ✓ Proactive, not reactive
- ✓ M+O Budgets funding: adequate or not adequate?

What are the personnel costs?

Contractor Costs (BuyBoard examples)

Install/repair/replace:

- Door hardware = \$48.50-\$185/hr
- HVAC air filters = \$75-\$250/hr
- HVAC equipment = \$53-\$190/hr
- Parking lot striping = \$75-\$185/hr
- Fencing = \$65-\$160/hr
- Toilets, sinks, etc. = \$100-\$350/hr

Average ISD M&O Pay (Per HR Services)

- Custodian = \$13.65/hr
- Carpenter = \$23.12/hr
- Electrician = \$27.33/hr
- Gen. Maintenance = \$18.75/hr
- HVAC Tech = \$26.36/hr
- Painter = \$20.89/hr
- Plumber = \$26.93/hr
- Grounds = \$15.84/hr

Work Groups

Campus Based

1. Secondary-

- High School, Auditorium, Athletics and CTE

2. Elementary-

- Administration, Middle School and Elementary (original and new)

3. Other/Support

- DAEP, Technology and Maintenance

Work Groups

Select a Chair

Select a Scribe

Review the Lists Individually, noting questions or points of confusion

Group Discussion of Projects

- Measured against Vision & Guiding Principals
- Divide or Combine as Needed
- Add as well

Priorities 1, 2, or 3

“1 = most important/urgent, 2 = can wait, 3 = down the road”

Work Groups

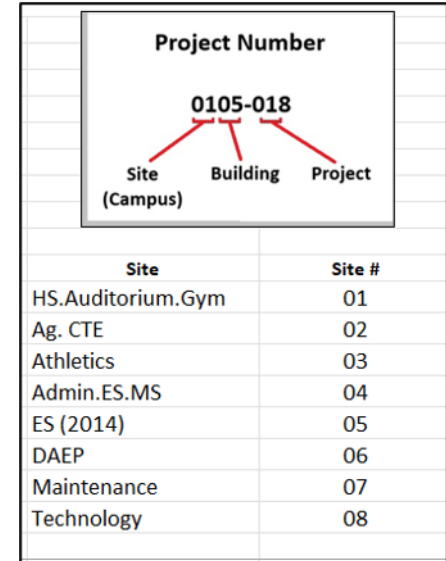
Special Circumstances

Do we renovate existing?

Do we build new?

Do we repurpose?

Project #	Site name	Component	Projects Included	Notes	Priority
06-001	DAEP	Exterior Walls Framed w/Metal Panel Exterior Walls Masonry	06-001 06-002	Replace damaged decorative metal perimeter panels, sealants and fasteners and paint. Clean and repaint exterior CMU blocks; replace any deteriorated mortar at the time of refinishing. Replace all building seam calking.	
06-003	DAEP	Exterior Doors Hollow Metal	06-003	Paint exterior metal doors and replace deteriorated weather stripping and door hardware.	
06-004	DAEP	Wall Finishes Paint on Masonry	06-004	Paint interior CMU where finish had deteriorated.	
06-005	DAEP	Ceiling Finishes Lay-In Ceiling Tile (2x2)	06-005	Replace damaged and stained ceiling tiles.	
06-006	DAEP	Domestic Water Distribution Sanitary Waste	06-006 06-007	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed- pricing for replacement.	
06-008	DAEP	Sprinklers	06-008	Install sprinkler system in all student-occupied areas.	
06-009	DAEP	Electrical Service & Distribution Communications & Security Clock / Intercom System Communications & Security Voice / Data System	06-009 06-011 06-012	Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed- pricing for replacement.	
06-010	DAEP	Lighting and Branch Wiring	06-010	Update lighting to LED units. Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed.	
06-013	DAEP	Water Supply Fire Water Supply Domestic Sanitary Sewer	06-013 06-014 06-015	Plumbing systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed- pricing for replacement.	
06-016	DAEP	Electrical Distribution Service	06-016	Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed- pricing for replacement.	
06-017	DAEP	Site Communications & Security	06-017	Electrical systems 30 years or older should be inspected and repaired or replaced as inspection dictates; No issues observed- pricing for replacement.	
06-018	DAEP	Exterior Site Lighting (Building)	06-018	Add additional perimeter lighting adjacent to entry points.	



Facility Dashboard



Facility Dashboard Link

<https://facilitydashboard.tasb.org/public?districtname=Frankston-ISD>

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!



Wrap Up





Frankston Independent School District
Long Range Facility Planning Committee

IDEA BOX

Name _____

Phone _____

Email _____

IDEA: _____



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Email _____

IDEA: _____

Wrap Up

- Review
- Committee Input
- What's Next
 - Work Groups
- Next Meeting – July 27th- High School Cafeteria

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 27, 2026

Recap: 5:00pm

Meal at 5:30pm

Meeting starts at 6pm

Location: High School Cafeteria