



# DELIVERING THE DREAM

2007 Bond Program IN REVIEW SPRING BRANCH INDEPENDENT SCHOOL DISTRICT

www.springbranchisd.com/07BOND



On Tuesday, Nov. 6, 2007, Spring Branch voters approved a **\$597.1 million bond**, the biggest in district history.

Today, almost 10 years later, the bond plan has transformed our district. Bond improvements impact the quality of learning inside our classrooms, as well as brighten and update our schools and neighborhoods on the outside.

Under the Bond Program, the district has now rebuilt a dozen new elementary schools; funded scores of major renovation and critical maintenance projects; upgraded safety and security at all campuses; paid for new, air-conditioned and fuel-efficient school buses; improved athletic facilities; and put thousands of new laptops and mobile learning devices into the hands of teachers and students.

With just a few more major projects pending – Rummel Creek Elementary and the Spring Branch Education Center – it's not too early to begin celebrating a milestone in SBISD's bond history: the completion of the 2007 Bond Program.

The support of our community throughout this bond inspires and humbles us. We could not do the work we do without you. **Thank you.** 

#### We Are **Shaping** Spring Branch



## 2007 **BOND** PROGRAM

- 13 new elementary schools
- Spring Branch Education Center rebuild, including new campuses for Cornerstone Academy and Academy of Choice and a Spring Branch High School museum area
- Safety and Security upgrades on all campuses

### **AN INVESTMENT**

For the community. For the future.

In SBISD, we talk about Dreaming Big and Achieving Big. With the 2007 Bond Program, we did both.

SBISD community leaders and Trustees dreamed big early on when an initial draft bond plan to reconstruct just a few campuses was redrafted to rebuild a dozen new schools.

A decision to build at a quicker-than-planned pace after the nation's sudden economic downturn in 2008 allowed SBISD to build 13 new elementaries rather than the original 12 schools with the same overall program dollars.

The 2007 Bond Program took leadership, vision and collaborative work by parents, community members, educators, district leaders and Trustees.

As a result, the Bond Program has won widespread acclaim for delivering projects and new schools both on time and under budget. It's a great example of **smart planning**, **wise budgeting**, and **local control of tax dollars**. The district-controlled, financially healthy debt service fund finances bonds for long-term capital improvements, such as our new schools.

- More than 200 new buses with air-conditioning upgrades, plus propane conversion plans
- Comprehensive technology upgrades
- Strong and continuous community support and engagement
- Responsible management and investment of all bond funds

## OUSTANDING Leadership

Working Together for Spring Branch

#### **The Bond Oversight Committee**

To make sure that the work promised voters in the 2007 Bond Program was the work actually accomplished and that bond dollars were spent appropriately, a Bond Oversight Committee was created to monitor progress.

Comprising 18 community members, the Bond Oversight Committee meets quarterly, and reports annually to the Board of Trustees. Committee members are not compensated for serving, and can have no active or pending contracts with the district.

#### The committee is charged with:

- Ensuring that bond projects remain faithful to the plan
- Providing advice to the Board of Trustees on ways to maximize the Bond Program's potential
- Reviewing and evaluating projects and expenditures on a quarterly basis
- Assessing key campus stakeholder satisfaction with quality of work and customer service
- Reviewing and evaluating a program status report on a quarterly basis
- ✓ Providing an annual report to the Board of Trustees

Thank you to the Bond Oversight Committee for sustained multi-year commitment to monitoring the SBISD Bond Program on behalf of our community and Trustees.

#### **Bond Oversight Committee**

Curt Martin – Co-Chair Camilo Diaz

David Slattery - Co-Chair Suzanne Doler

Bruce Beeler Kathy Goss

Sylvie Bucci Mike Knox

Patty Busmire Gregory Krieder

Jim Cuellar Bruce Shelby

Chuck Davidson Diane Swan

Alan Deal Chuck Waters

Doug Demiano Jeff Wright

The district didn't have a predetermined plan. They didn't have the answers.

It struck me that they were putting a group of people together to get some real, live input. I thought this was great.

David Slattery SBISD Bond Oversight Committee Co-Chair





## **BOND FINANCES**

Spring Branch ISD has been able to deliver more schools – on time and under budget – while maintaining a healthy, LOCALLY CONTROLLED bond fund.

SBISD operates out of two funds: the general fund for ongoing operations; and the bond fund for capital improvements. While most revenue in the **GENERAL FUND** is generated locally through the Maintenance and Operations tax, a portion of that money is sent to the state in the form of recapture, or Robin Hood. The state reduces its funding as property wealth increases, effectively negating any related revenue increase and creating funding challenges for SBISD.

The **BOND FUND** approved by voters in 2007 is 100 percent locally controlled and 100 percent invested in our local schools. All money raised through bond sales stays in Spring Branch, and how it is spent is decided locally. It's worth noting that while the district faces funding challenges with its general fund, the bond fund is robust and healthy, with all work promised to voters either accomplished, planned or in progress.

Bond funds are used only to support the Bond Program and its projects: capital improvements such as building, improving or maintaining facilities, and purchasing buses, technology or school sites. Revenue generated by the Interest and Sinking (I&S) tax rate of \$.3045 is dedicated to paying debt service on the money borrowed through bond sales. By state law, the two funds – **BOND** and **GENERAL** – are separate funds and cannot be commingled.

Millions of Spring Branch tax dollars have been sent elsewhere because of Robin Hood and state funding formulas, but 100 percent of bond funds, approved by district voters, remain in SBISD and directly benefit our children.

#### **Program Acceleration**

Spring Branch has been able to sell bonds at historically low interest rates and has received multiple bids on many of the projects during the 2007 Bond Program.

And while the economic downturn in 2008 and 2009 sent Houston and much of the country into a financial slowdown, Spring Branch benefited in an unexpected way.

With construction slowed to almost a halt citywide, the district found itself in a highly favorable bid situation, with bids coming in below estimates.

The price of construction materials, such as steel and concrete, came down as well. Coupled with historic low interest rates, a 'perfect storm' of cost savings could be realized.

## THE RESULT? MORE RETURN ON INVESTMENT

By early 2010, the 2007 Bond Program had accumulated enough in its contingency fund to add Rummel Creek Elementary to the rebuild list.

SBISD also accelerated its timeline for new construction in 2010, rebuilding five schools during an 18-month period.







## **CELEBRATING 13 NEW**NEIGHBORHOOD SCHOOLS

About \$235 million of bond funds were used to replace 13 schools built between 1938 and 1967, either at or near their original campus locations. Edgewood and Westwood Elementary schools were built on new campus sites.

- Edgewood Elementary
- **✓** Frostwood Elementary
- ✓ Hollibrook Elementary
- **✓** Housman Elementary
- Meadow Wood Elementary
- ✓ Pine Shadows Elementary
- ✓ Ridgecrest Elementary
- ✓ Shadow Oaks Elementary
- ✓ Spring Branch Elementary

- ✓ Valley Oaks Elementary
- **✓** Westwood Elementary
- **✓** Wilchester Elementary

#### **Coming Soon:**

Rummel Creek Elementary
SBEC Rebuild







## SCHOOL REBUILDS

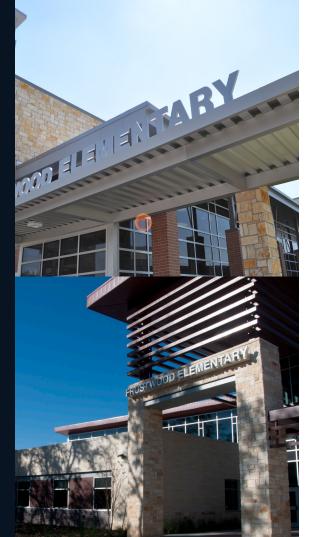
Before the 2007 Bond Program ever went to voters, a 65-member Bond Advisory Committee worked more than five months reviewing the district's current and future facility needs. The group included business representatives, retirees, teachers and other patrons from every attendance zone in the district.

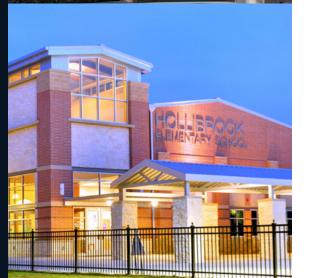
The committee's study followed the work of three separate board-approved committees that recommended a Five-Year Educational Plan, a Technology Plan and a Long Range Facilities Plan, which collectively identified more than \$800 million in potential facility improvement needs.

Trustees ultimately elected to go to voters with a \$597.1 million Facilities Improvement Plan that included the rebuilding of 12 (now 13) elementary schools and improvements to every district facility.

### COMMUNITY-LEVEL NEEDS TRANSLATE INTO NEW SCHOOLS

Trustees also reviewed and gave final approval to new school plans, but before being approved the district brought together campus building committees with architects, engineers and district staff to make sure that the views and voices of classroom teachers, principals, secretaries, food service workers and others were heard before architectural plans were drawn up.





#### **Edgewood Elementary**

Address: 8757 Kempwood Original opening: 1960 Reopening: August 2011 Capacity: 836 students Size: 109,000 square feet Architect: PBK Architects

**Builder:** Cadence McShane Construction

Fast Fact: Edgewood Elementary was moved from its original location at 8655 Emnora to its current Kempwood location to allow some separation between it and Cedar Brook Elementary, and to move Edgewood closer to the center of its attendance zone.

#### **Frostwood Elementary**

Address: 12214 Memorial Original opening: 1960 Reopening: January 2014 Capacity: 950 students Size: 110,145 square feet Architect: Pfluger Architects Builder: Durotech Construction

**Fast Fact:** Drainage improvements led to the elimination of "Lake Frostwood" on the track and playground after heavy rains. The inlaid Tiger on the school's east façade is named for longtime Frostwood volunteers James and Ann Tidwell.

#### **Hollibrook Elementary**

Address: 3602 Hollister Original opening: 1957 Reopening: August 2010 Capacity: 800 students Size: 105,000 square feet

**Architect:** SHW Group (now Stantec) **Builder:** Gamma Construction

Fast Fact: The Nov. 18, 2008, groundbreaking for the new Hollibrook Elementary was the first time in 12 years – and the first as part of the 2007 Bond Program – that SBISD broke ground on a new school.



#### **Housman Elementary**

Address: 6705 Housman Original opening: 1950 Reopening: January 2013 Capacity: 650 students Size: 100,500 square feet

**Architect:** Bay-IBI Group Architects **Builder:** Gamma Construction

**Fast Fact:** Superintendent H.M. Landrum in 1949 finally convinced, after several years of trying, Mrs. Lillie Housman to sell the property on which the school sits. The school is named Housman after Mr. Louis Housman, the late husband of Mrs. Housman.

#### **Meadow Wood Elementary**

Address: 14230 Memorial Original opening: 1965 Reopening: December 2011 Capacity: 600 students Size: 95,000 square feet

**Architect:** SHW Group (now Stantec) **Builder:** Satterfield & Pontikes Construction

**Fast Fact:** Meadow Wood dedicated its library to the memory of Sarah Chidgey Hughes, a much-loved teacher who died at age 28 in February of 2011 after a battle with cancer.

#### **Pine Shadows Elementary**

Address: 9900 Neuens Original opening: 1955 Reopening: August 2012 Capacity: 900 students Size: 109,000 square feet

**Architect:** SHW Group (now Stantec)

**Builder:** Brookstone

**Fast Fact:** The building plan includes four areas identified by color and 'habitats" – ocean, rain forest, mountain and sky.

Each contains classrooms and support spaces and is identified by an animal from that habitat.

## To Renovate or REPLACE?

The Long Range Facilities Planning Committee and the Board of Trustees used an objective study of the district's facilities to determine which buildings got rebuilt, and in what order. Using criteria such as a building's age, age of systems and cost of renovation/ repair versus rebuilding, every district facility was ranked in order.

Replacing rather than renovating the older schools saved taxpayers an estimated \$55 million in the orginal plan.

What's come out of this is a complete transformation in the way the district plans (by) minimizing the dollars you're spending on maintenance so you can maximize the dollars you're spending on the real business of the school district.

Curt Martin SBISD Bond Oversight Committee Co-Chair



SCAN TO \

We're building buildings based on a vision and belief about teaching and learning...and how we want them to grow and how we want them to be prepared as they move on to post-secondary.

We looked at our values...
our mission...our vision...
and then created an environment
and facility that supports that.

Jennifer Blaine Associate Superintendent of Administration and Operations

Spring Branch ISD



SCAN TO VIEW



#### **Ridgecrest Elementary**

Address: 2015 Ridgecrest
Original opening: 1953
Reopening: August 2010
Capacity: 800 students
Size: 100,000 square feet
Architect: Pfluger Architects
Builder: Gamma Construction

Fast Fact: The new Ridgecrest Elementary, the first new construction two-story campus, was rebuilt on its current site while students and teachers remained in place in the old building. The new building "wrapped around" the former during construction.

#### **Rummel Creek Elementary**

**Address:** 625 Brittmoore **Original opening:** 1962

**Reopening:** January 2016 (anticipated)

Capacity: 107,000 square feet

Size: 750 students

**Architects:** SHW Group (now Stantec) **Builder:** Westfall Construction

**Fast Fact:** Rummel Creek was added in 2010 to the original rebuild list of 12 elementary schools when the district had realized enough savings in the 2007 Bond Program to add a 13th school.

#### **Shadow Oaks Elementary**

Address: 1335 Shadowdale Original opening: 1959 Reopening: August 2011 Capacity: 744 students

**Size:** 118,314

**Architect:** Pfluger Architects **Builder:** Drymalla Construction

**Fast Fact:** The strikingly modern Shadow Oaks Elementary pays homage to its mid-century modern legacy with many of its design elements.



#### **Spring Branch Elementary**

**Address:** 1700 Campbell **Original opening:** 1938 **Reopening:** January 2012

Capacity: 716

**Size:** 100,755 square feet **Architect:** Bay Architects **Builder:** Purcell Construction

**Fast Fact:** Built on the site of Spring Branch's original schoolhouse, particular attention was given to the school's legacy.

Terrazzo corridors wind through the building and display historical timelines of both the Spring Branch area and the school district.

#### **Valley Oaks Elementary**

Address: 8390 Westview Original opening: 1956 Reopening: January 2015 Capacity: 800 students Size: 117, 872 square feet Architect: PBK Architects Builder: Durotech

**Fast Fact:** Among the many legacy stories associated with Valley Oaks Elementary (third-generations are passing through the school), the rebuilding's project manager, Kris Drosche, was once a Valley Oaks Eagle himself. The school also houses the district's Gifted and Talented Academy.

#### **Westwood Elementary**

Address: 10595 Hammerly
Original opening: 1963
Reopening: August 2010
Capacity: 744 students
Size: 97,060 square feet
Architect: PBK Architects
Builder: Drymalla Construction

**Fast Fact:** One of the first schools rebuilt as part of the 2007 Bond Program, Westwood Elementary was relocated to its west, to a nearby site adjacent to Agnes Moffit Park on Hammerly.

We wanted to engage our community in the decision making within the school district. We make better decisions as a school district if they are engaged in the work we are doing. We've had great outcomes because we engaged our community differently in a way we'd never done before.

Duncan Klussmann, Ed.D. SBISD Superintendent of Schools



SCAN TOWEW



Every school we have built we have brought in the community. There are no two cookie-cutter schools in Spring Branch.

Every school is a unique school... it meets the needs of that community and what is necessary for children in that community to receive the best education possible.

Wayne Schaper, Sr. SBISD Board of Trustee Member





#### **Wilchester Elementary**

Address: 13618 St. Mary's Lane **Original opening: 1967** Reopening: August 2011 Capacity: 700 students Size: 120,000 square feet **Architect:** PBK Architects **Builder:** Gamma Construction Co.

**Fast Fact:** The site and plan details were widely debated by the community before the school was rebuilt. The two-story design features an atrium area near the rear of the school that's flooded with natural light.

#### **Spring Branch Education Center**

Address: 9016 Westview **Original opening: 1953** 

**Reopening:** January 2017 (anticipated)

Capacity: To Be Determined Size: To Be Determined

Architects: SHW Group (now Stantec)

**Builder:** To Be Determined (Construction Manager at Risk)

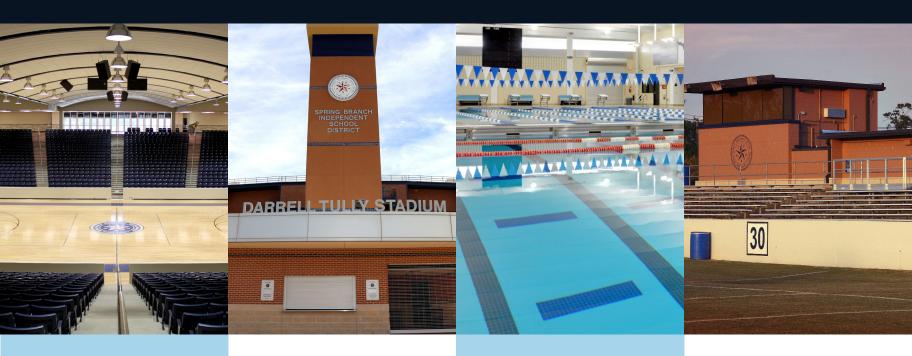
**Fast Fact:** The SBEC rebuild will replace wings for Cornerstone Academy and Academy of Choice while preserving the library and auditorium. Special attention will be given to the building's historical significance as Spring Branch High School, which closed in 1985.

#### BY THE NUMBERS:

SBISD replaced 13 schools built between 1938 and 1967 either at or near their existing campus locations. Edgewood CAMPUS and Westwood Elementary schools were built on new campus sites.



### **CELEBRATING** RENOVATED ATHLETICS FACILITIES



#### Don Coleman Community Coliseum

Address: 1050 Dairy Ashford Original opening: 1974 Renovated: 2010 Capacity: 5,000

Fast Fact: Originally called the Spring Branch Community Coliseum, the facility was renamed in 1992 in honor of former Memorial High School basketball coach Don Coleman, who won a state championship in 1966 and whose coaching record ranks near the top nationally.

### Darrell Tully Stadium

Address: 1050 Dairy Ashford Original opening: 1966 Renovated: 2010 Capacity: 15,000

**Fast Fact:** The stadium is named for Darrell Tully, former football coach at Spring Branch High School and the district's athletic director from 1964-1978. The first football game at Tully Stadium was between Memorial High School and Dallas Kimball High School, in 1966.

#### W.W. Emmons Natatorium

Address: 10404 Tiger Trail Original opening: 1975 Renovated: 2009 Capacity: 500,000-gallon, eight-lane competition pool

Fast Fact: The natatorium is named for W.W. Emmons, principal of Spring Woods High School from its opening in 1964 until his retirement. During renovation, the depth of the shallow end of the pool was increased from four to six feet for competitive swimmers.

#### Reggie Grob Stadium

Address: 9000 Westview Original opening: 1956 Renovated: 2009 Capacity: 4,000

Fast Fact: The stadium is named for Reggie Grob, a former Spring Branch High School football player who died while playing football at the University of Texas. The stadium serves as home field for sub-varsity and middle school football games.



## **UPGRADING**Safety & Security

CCTV cameras, alarm systems, fencing & gates

Bond funds have improved safety and security in **all our schools**. Before 2007, few district schools had campus fencing and gate systems with access controls, much less closed-circuit television systems (CCTV) linked to SBISD Police Station dispatchers.

Today, all SBISD campuses have a variety of security layers, ranging from perimeter fencing and gates to access-controlled doors and gates. Better exterior lighting makes campuses safer at all hours.

New schools have been able to include access control, delayed entry, and vestibule and lobby design into architectural plans. In addition, the district allocated about \$3.8 million to help upgrade schools not being rebuilt under the Bond Plan.

All schools, too, are now connected to a digital CCTV camera monitoring system with a single source for surveillance and review.

Spring Branch ISD Police today can call up and monitor a high school hallway or parking lot on demand, giving officers an instant view of potential or emerging situations.

Under the district's bond-funded plan, a typical SBISD elementary school now has about **32** digital cameras; bigger secondary campuses have **90 or more** cameras operating at middle schools and up to **200** cameras available for monitoring and review at high school sites by both police dispatch and campus officials.

The SBISD Police Department, meanwhile, is integrating new burglar and state-of-the-art fire alarms into this police dispatch monitoring system.

With new school construction, it's estimated that more than **\$20 million** has been invested since 2007 in overall safety design and improvements.



## **INVESTING**Transportation

#### Cleaner, cooler and more efficient

When voters approved the 2007 Bond Plan, one of the first visible signs of change was in transportation – the yellow school bus. SBISD soon **replaced 85 of its aging buses** that were 15 years old, or even older. The new, gleaming school buses were far cleaner to operate, got better gas mileage, and helped decrease the average age of the district's bus fleet.

SBISD keeps improving on transportation. The district has followed a scheduled plan to replace more than **200 regular** and **special-needs buses**. Chances are today that the yellow bus stopping in your neighborhood is one of **159** new regular buses, or one of **43** new, smaller special-needs buses. More buses will be replaced soon.

In 2014, the Board of Trustees approved initiatives that will make district buses cooler inside and more fuel efficient on the streets. Bond funds are retrofitting buses with **air conditioning**.

All special-needs buses are air conditioned.

Adding cooling systems to regular buses is expected to be completed by May 2015.

When completed, all regular route SBISD buses will include an upgraded alternator and an interior air-conditioning system. The retrofit will cost about \$1.2 million, and the benefit includes cooler and calmer students, parents and bus drivers – a better ride to school or home.

Using bond funds, SBISD is also investing in fuel efficiency and cost savings.

By June 2015, it's anticipated that the district's fleet will include **68** new, propane powered buses, all air conditioned.

A propane fueling station at the Transportation Center on North Gessner is part of this plan.

Fuel and maintenance related savings are estimated at \$250,000 per year.



### **TRANSFORMING**

## **Technology**

#### Enriched teaching and learning opportunities

From iPads and iTouches to netbooks and other new devices, the classroom of the future is being shaped by new technology made possible through the 2007 Bond Plan.

Dramatic changes are occurring in SBISD classrooms as the growth of new, user-centered technology devices has been paired with and integrated into instruction and learning at both the elementary and secondary level.

The many digital learning devices found in libraries and classrooms were all made possible through the 2007 Bond Program and the district's technology plan. All classrooms, libraries and many content areas have been touched by the changes in learning sparked by the ongoing digital revolution.

So far through the Bond Program, SBISD has purchased 8,000 netbooks, 4,000 iPads and 3,600 iPods. In all, about \$9 million in bond funds has been spent for upgraded classroom technology. In our new schools, classroom walls even function as video and digital display work areas for teacher and student teams.

The district has focused on professional development needs through its 21st Century Learning Initiative. In 2014, SBISD replaced six-year-old teacher laptops with Dell laptops equipped with the latest Intel chips, solid state disks, webcams and Windows 8 touch screens. All teachers took part in both online and workshop training to learn how to use and integrate web tools and technology options into their teaching and learning.

In addition, SBISD has set aside 2007 Bond and other funds for future upgrades to help students and teachers keep pace with ever changing needs in educational technology.

View a complete list of program highlights related to Technology and the Bond Program online.

www.springbranchisd.com/07BOND/



## Thank You 2015

### The 2007 Bond Program showed what can happen when a community dreams big – then follows through on that dream.

The 2007 Bond Program showed what can happen when a community dreams big – then follows through on that dream. The Spring Branch ISD community came together to determine the district's needs and to establish a plan to meet them.

Aggressive but thoughtful planning allowed the district to shift into a higher gear during the economic downturn in 2008 by accelerating the building program to take advantage of lower construction costs and lower interest

rates on the money it borrowed.
And the district is still dreaming big -current rebuilding projects at
Rummel Creek Elementary and the
Spring Branch Education Center are a
direct result of those savings.

By following a sound, methodical and rigorous planning process; by incorporating the community and community values; and by staying flexible, but on course, the 2007 Bond Program is delivering the dream to a new generation of SBISD students.



Listen to the voices of the 2007 Bond Program.

Scan to hear members of the SBISD family talk about their support of the Bond Program in Spring Branch.

www.springbranchisd.com/07BOND



## 2007 Bond Program Looking Forward

The bonds are sold. The work is almost done - ON TIME and UNDER BUDGET.

#### So what did the district get for it's money?

Here's a snapshot of how the money was spent or budgeted for remaining projects.

**High Schools** 

\$60.5 million

**High School Athletic Fields** 

\$17.9 million

Middle Schools

\$63.6 million

**Middle School Athletic Fields** 

\$4 million

**Elementary Schools – New** 

\$235 million

**Elementary Schools – Renovations** 

\$48.3 million

**Transition Campuses** 

\$8.6 million

**PreK Centers** 

\$5.2 million

**Other Instructional Facilities** 

(Guthrie Center, Bendwood, etc.)

\$36.3 million

**Non-Instructional Facilities** 

\$8 million

**Central Athletic Facilities** 

(Tully Stadium, Coleman Coliseum, Grob Stadium, Emmons Natatorium)

\$25.2 million

**Safety and Security** 

\$3.8 million

**District Wide Programs; General Trades;** 

Mechanical, Electrical, Plumbing;

**Program Administration** 

\$14.4 million

**Technology** 

\$48 million

**Buses** 

\$17 million

**Contingency, Fees, Interest** 

and Insurance

\$13.9 million

**CURRENT 2007 Bond Program BUDGET** (as of Jan. 31, 2015)

\$609.7 million (includes interest earnings and insurance proceeds)



#### **Board of Trustees**

Chris Vierra – *President*Wayne Schaper, Sr. – *Vice President*Katherine Dawson – *Secretary*Chris Gonzalez
Pam Goodson
Karen Peck
Bob Stevenson

#### **Former Trustees**

David Converse Mike Falick Susan Kellner Theresa Kosmoski Mary Grace Landrum Susan Mathews

#### **Superintendent**

Duncan F. Klussmann, Ed.D.

#### **Senior Staff**

Jennifer Blaine
Associate Superintendent of Adminstration
& Operations

Linda Buchman Community Relations Officer

Marianne Cribbin Associate Superintendent of Human Resources

Patti Pace Associate Superintendent of Teaching & Learning

Venu Rao Chief Information Officer

Karen Wilson Associate Superintendent of Finance

#### **2007 Bond Program**

Publication printing paid for with funds from the 2007 Bond Program.

