



AECOM

HUNTERS CREEK
ELEMENTARY

NATIONAL EXEMPLARY
SCHOOL

Bond Advisory Committee (BAC)

June 14th, 2017

Meeting #5

Agenda

- Welcome & Introductions
- Bond Committee Charge
- Results of BAC Workshop 4 Bond Planning Exercise
- Putting It All Together: the Draft BAC Bond Framework
- BAC Bond Framework Refinement Exercise
- 2017 BAC Bond Recommendation
- Next Steps

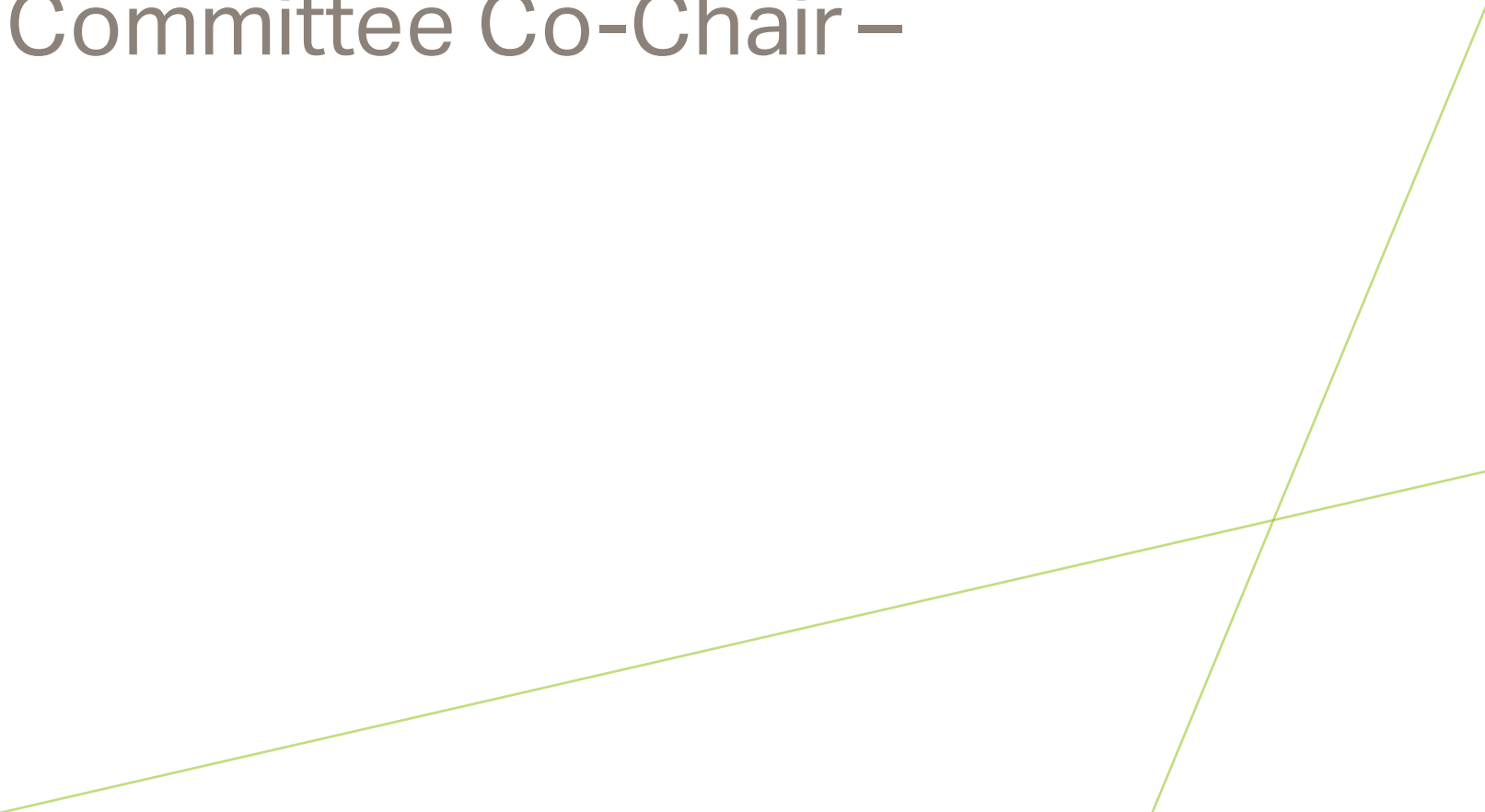


A photograph of Memorial Drive Elementary School, a two-story building with tan vertical siding and a brick base. The school's name is mounted on the brick wall. To the left is a large window with a colorful mosaic. To the right is a glass-paned entrance. A large tree is on the right, and a bush is in the foreground.

MEMORIAL DRIVE ELEMENTARY
NATIONAL EXEMPLARY SCHOOL

Welcome & Introductions

Welcome & Introductions

- Scott Muri, Ed.D. – Superintendent of Schools
 - David Slattery – Bond Advisory Committee Co-Chair –
david.slattery@slatterytackett.com
 - Lewis Gissel – Bond Advisory Committee Co-Chair –
lgissel3@gmail.com
- 
- Two thin, light green lines originate from the bottom right corner of the slide and extend diagonally upwards and to the left, crossing each other and ending near the center of the slide.



Bond Advisory Committee – Charge

Bond Advisory Committee Charge

The Bond Advisory Committee (BAC) is an ***ad hoc* committee representing the various geographic areas, prior bond committees, and various program interests within the school district.** As such, the committee is constituted for a defined purpose and time and holds no statutory authority. However the Board of Trustees recognizes the very important and necessary role of the BAC in reflecting through its work the various perspectives of the Spring Branch ISD community.

The Bond Advisory Committee is **charged** by the Board of Trustees with the responsibility for working collaboratively and cooperatively with the superintendent and his administrative designees and resource personnel **in developing a bond proposal package for recommendation to the Board of Trustees.** As such the BAC is expected to call upon the expertise of District professional staff and to utilize and respect previous, current and/or related documents. Additionally, the BAC shall utilize and respect related actions and documents adopted and /or approved by the Board of Trustees that are relevant to this task.

Bond Advisory Committee Charge

The BAC is charged with working within the framework of the SBISD District-Wide Facility Assessment, Long-Range Facilities Plan, the SBISD Financial Analysis/Debt Capacity Analysis, the SBISD Technology Plan, the SBISD Demographic and Capacity Studies, The SBISD Strategic Plan (The Learner's Journey), and/or other significant primary and authoritative sources of District information.

In developing the bond proposal package, the **BAC should focus on existing District facilities in the areas of renovation and/or replacement of major systems, additions to accommodate projected enrollment, changes in programs, renovations to meet District standards and educational specifications, and transformation/replacement of aging facilities.** The Bond Advisory Committee may also focus on **District technology needs** (educational, operational and infrastructure-related) **and District vehicle needs.**

Areas of focus from which the **BAC should refrain include recommendations regarding specific design of schools or district facilities, location(s) of schools or district facilities, boundaries of district facilities, closure of district facilities, instructional arrangements and/or educational pedagogy and district policy.**

Bond Advisory Committee Charge

The BAC is charged with beginning its work in **May, 2017**, with the development of a proposed bond package recommendation to be submitted to the Board of Trustees no later than **June 30, 2017**.

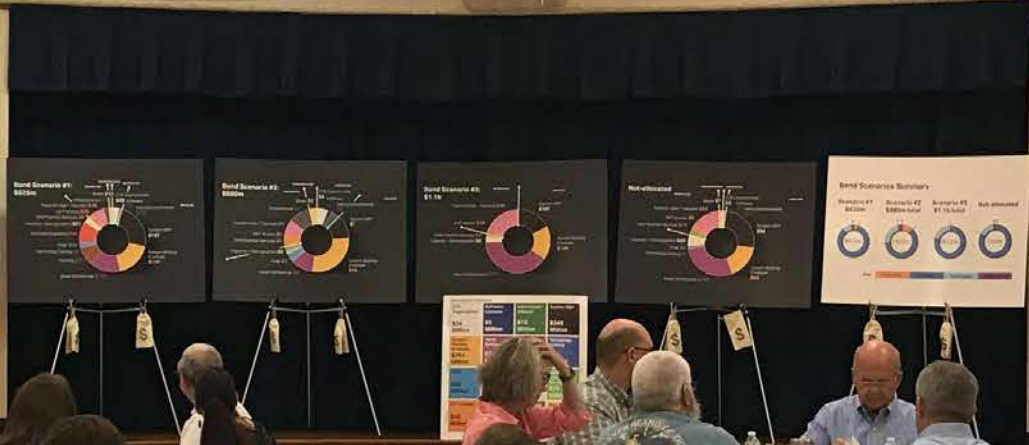
The Board of Trustees may act upon the recommendations presented by the committee by approving, amending, altering, or not approving all or any part of the final report.

Two thin, light green lines originate from the bottom right corner and extend diagonally upwards and to the left, crossing each other and the bottom edge of the slide.



Results of BAC Workshop #4

Bond Planning Exercise



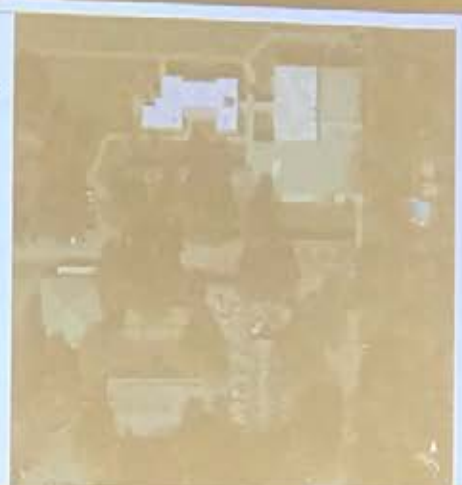


Mr. [Name] is speaking into a microphone. He is wearing a dark suit and is standing next to a Texas state flag.

Bunker Hill Elementary
Built: 1956
Total Square Footage: 58,385 SF

Recommendation
Partial Replacement –
Due to age of facility
Square Footage: 41,715 SF
Estimated Cost: \$9,385,875.00

Major/Minor Renovation -
Facility still has value to the district
Square Footage: 23,749 SF
Estimated Cost: \$2,361,625.00



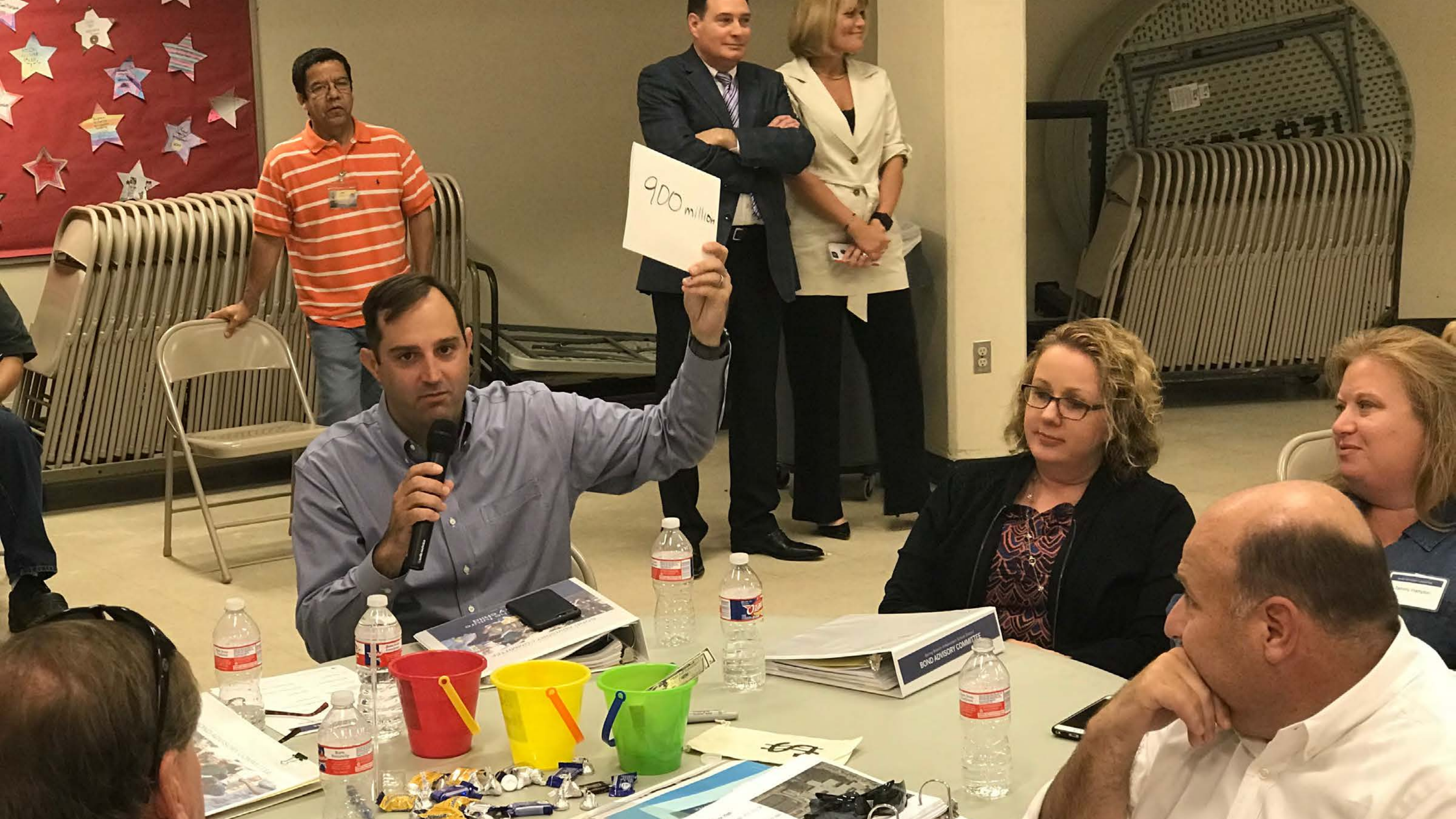
Taxable Values – Actual and Projected in 2007

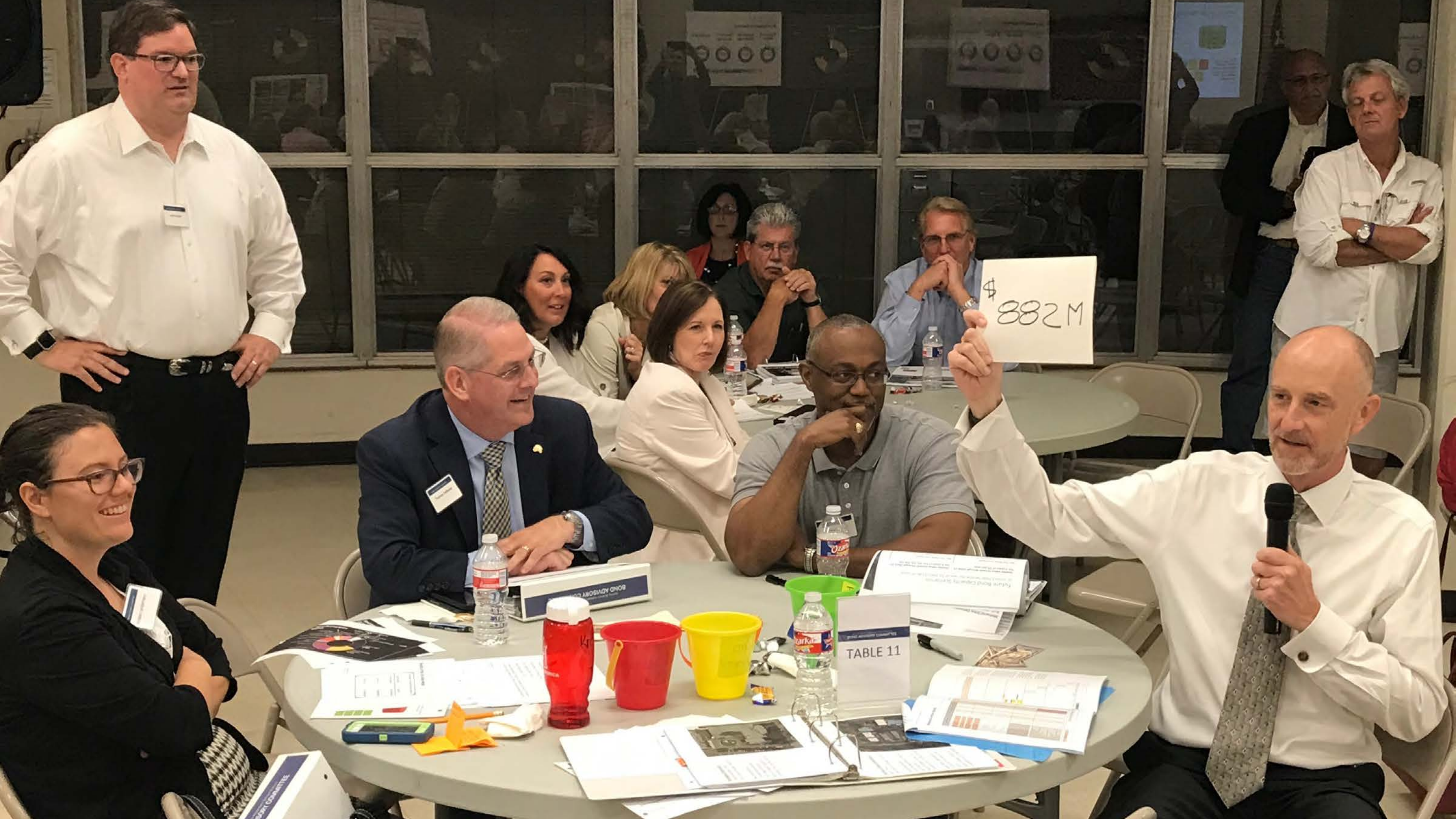
Fiscal Year	Property Values	% Increase/ (Decrease)	Projected
2014	21,533,550,210	9.46%	3%
2013	19,671,679,779	5.36%	5%
2012	18,670,148,509	2.77%	5%
2011	18,166,834,065	-1.95%	5%
2010	18,527,415,236	5.29%	6%
2009	17,533,878	9.57%	7%
2008	16,592	10.25%	10.46%
2007	14,216	7.65%	

* Certified Estimate by [Name] Appraisal District

Ms. [Name] is speaking into a microphone. She is wearing a light-colored blazer and is standing next to an American flag.

Mary Grace Landrum







Results by BAC Table Number

1



2



3



4



5



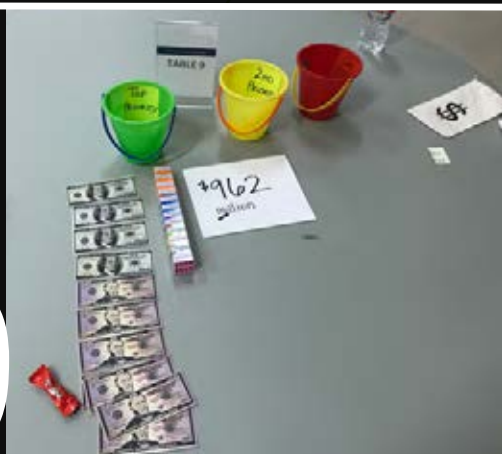
7



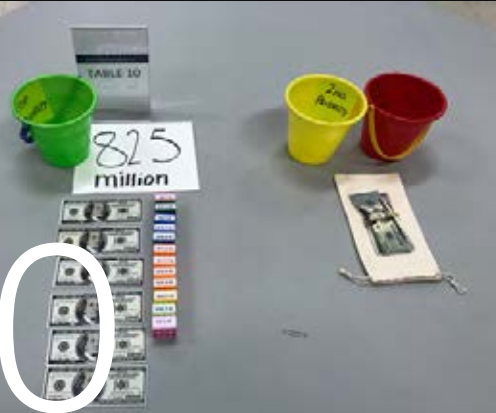
8



9



10



11



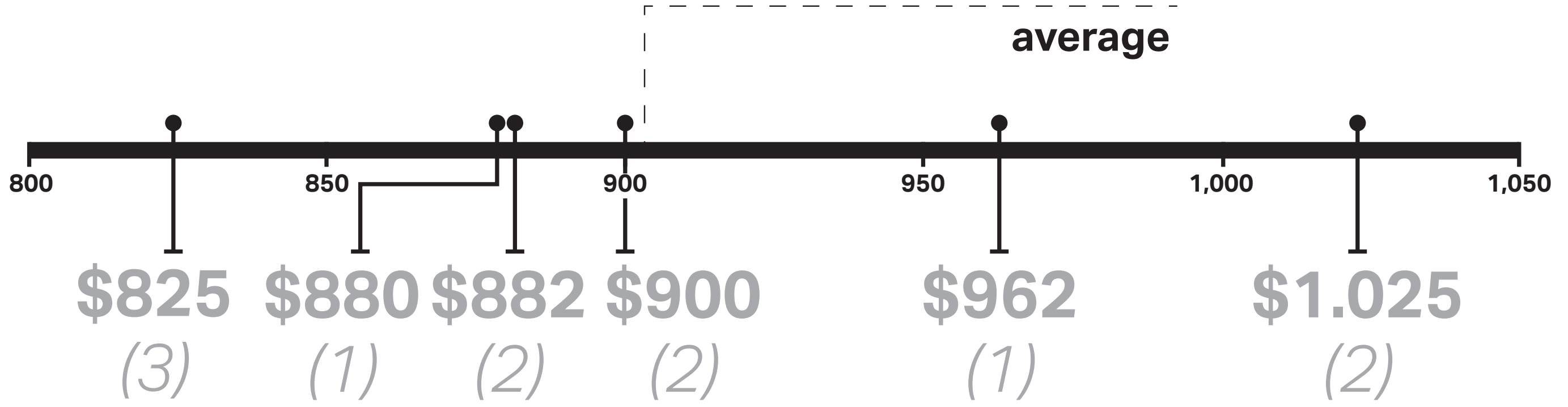
12



Replacement and renovation strategies are a top priority.

Results of BAC Workshop 4 Bond Planning Exercise

\$903m





NATIONAL EXEMPLARY
SCHOOL
NATIONAL EXEMPLARY SCHOOL

Putting It All Together:
the Draft Bond Framework

BAC Recommendation Statements

**The BAC makes
the following
recommendations:**

BAC Recommendation Statements

**All Educational Facilities
should achieve a consistent
standard across all District
Facilities.**

(Workshop 2)

BAC Recommendation Statements

**The Bond Program should
integrate District Initiatives
with Facilities Needs.**

(Workshop 3)

BAC Recommendation Statements

**The Total Bond Program
should be under a \$1B and
not cause a tax increase.**

(Workshop 4)

BAC Recommendation Statements

The BAC makes the following recommendations:

All Educational Facilities should achieve a consistent standard across all District Facilities.

(Workshop 2)

The Bond Program should integrate District Initiatives with Facilities Needs.

(Workshop 3)

The Total Bond Program should be under a \$1B and not cause a tax increase.

(Workshop 4)

BAC Recommendation		\$903
1 ADMIN.	Bond Administration	\$16
2 INSTR.	CTE Opportunities Software Licenses Instructional Material	\$43
3 TECH.	24/7 Access Tools for Kids + Teachers Infrastructure	\$100
4 TRANS.	Buses	\$13
5 FACILITIES	Replacement Renovation Capacity + Demographics Education Suitability System MEP System Building Envelope Asset Deficiencies FF+E Technology Cabling Child Nutrition Srvs. Roofing	\$731

The BAC Bond Framework.

BAC Recommendation \$903

1 ADMIN. Bond Administration **\$16**

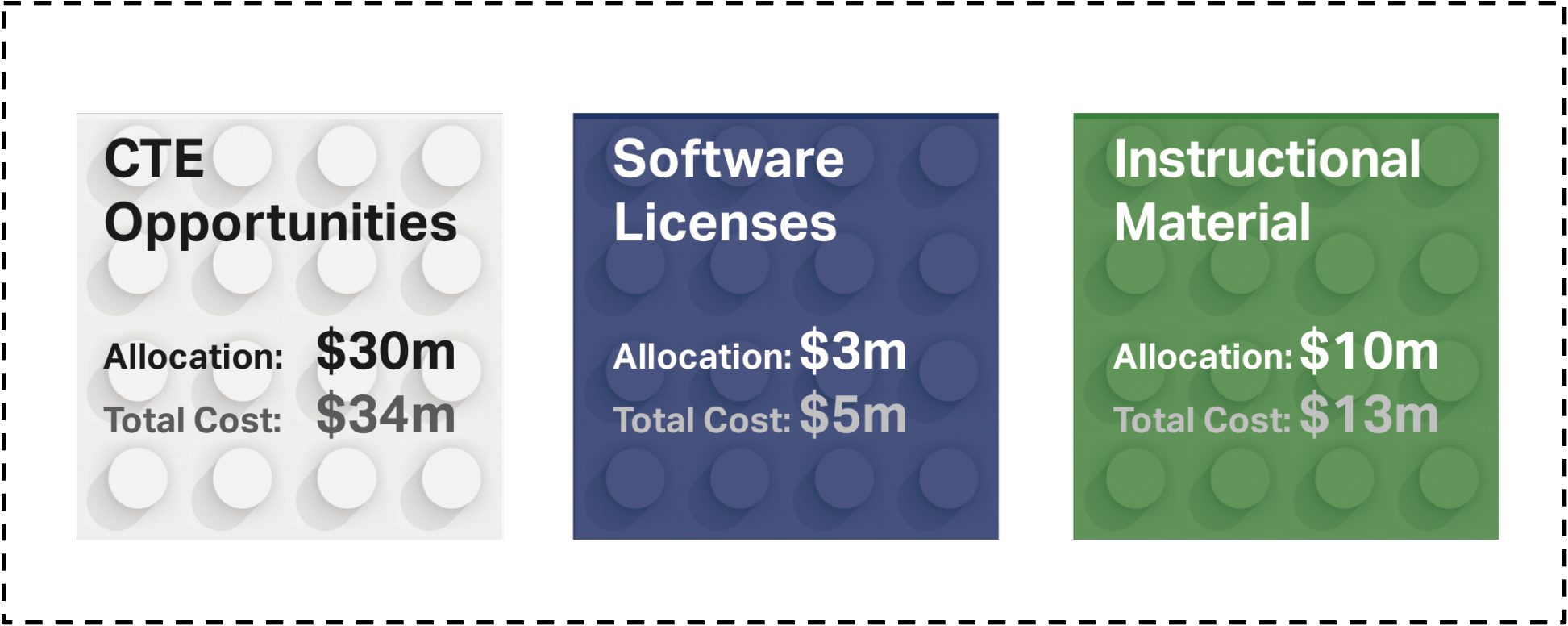
(\$16m is derived from Karen Wilson.)

- Staffing directly related to the bond
 - Project managers
 - Central support, such as technology, accountant and buyer
- Includes full payroll burden (taxes, insurance, workers comp, etc.)
- Period of 10 years
- Other costs include
 - Advertising
 - Community updates on the bond program

BAC Recommendation \$903

2 INSTR. CTE Opportunities Software Licenses Instructional Material \$43

(\$43m is derived from applying \$825 Bond Scenario percentage allocations to \$888 (\$903 Total - Bond Administration Cost).)



You have allocated 82% for the Total Cost of the Instruction District Initiative.

3 TECH.

24/7 Access

Tools for Kids + Teachers

Infrastructure

\$100

(\$100m is derived from applying \$825 Bond Scenario percentage allocations to \$888 (\$903 Total - Bond Administration Cost).)



You have allocated 48% for the Total Cost of the Technology District Initiative.

BAC Recommendation \$903

4 TRANS. Buses \$13

(\$13m is derived from applying \$825 Bond Scenario percentage allocations to \$888 (\$903 Total - Bond Administration Cost).)

Buses

Allocation: \$13m

Total Cost: \$23m

You have allocated 56% for the Total Cost of the Transportation District Initiative.

BAC Recommendation **\$903**

Facilities variable allocations are derived from applying \$825 Bond Scenario percentage allocations to \$731 (\$903 Total - Bond Administration Cost-District Initiatives Cost).

FACILITIES 5



\$731



You have allocated 62% for the Total Cost of Facilities Needs.

BAC Recommendation

\$903

1 ADMIN.

Bond Administration

\$16

2 INSTR.

CTE Opportunities

Software Licenses

Instructional Material

\$43

3 TECH.

24/7 Access

Tools for Kids + Teachers

Infrastructure

\$100

4 TRANS.

Buses

\$13

5 FACILITIES

Replacement

Renovation

Capacity + Demographics

Education Suitability

System MEP

System Building Envelope

Asset Deficiencies

FF+E

Technology Cabling

Child Nutrition Svcs.

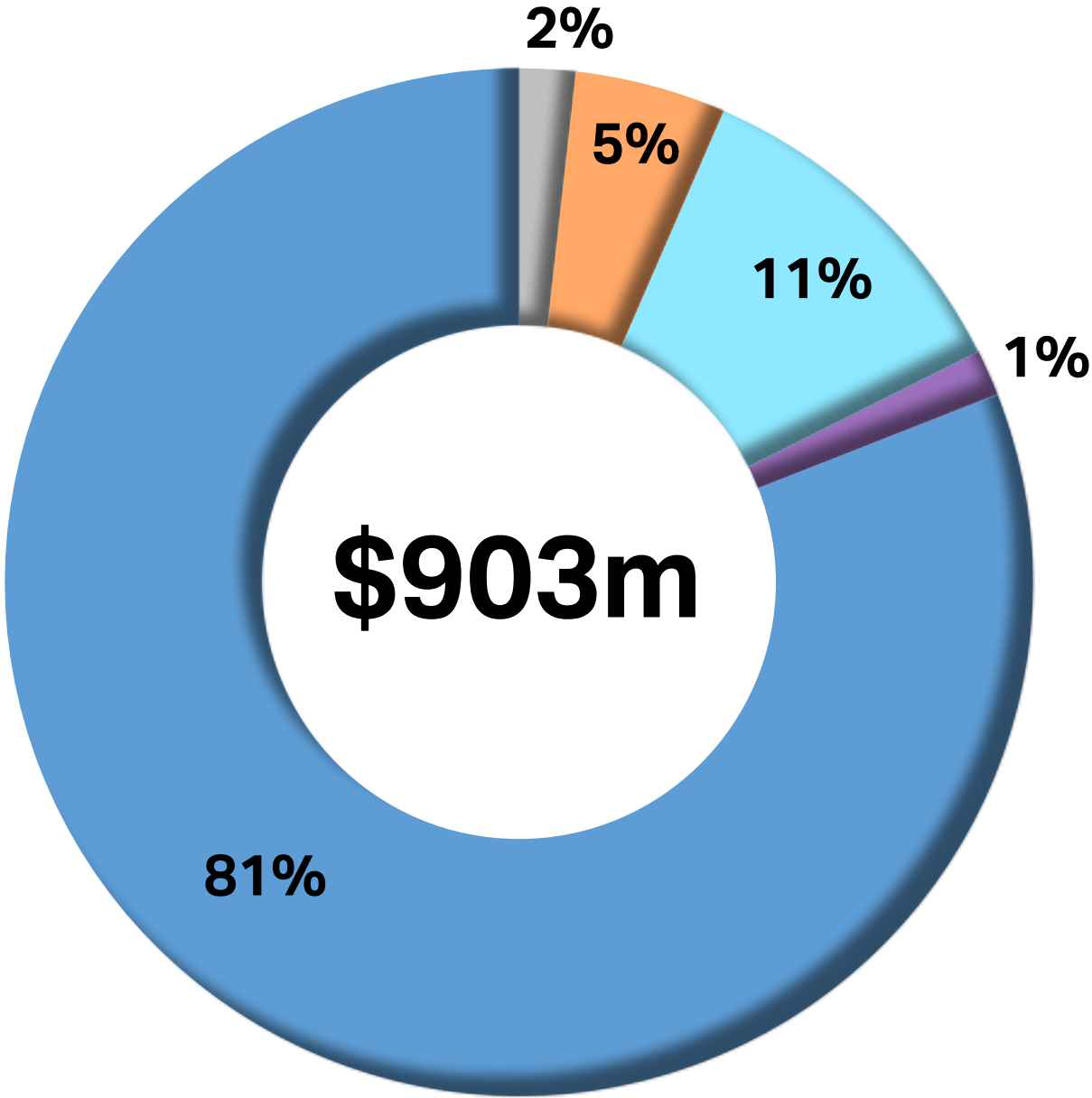
Roofing

\$731

=

Administration	<div><div>Bond Administration</div><div>Allocation: \$16m</div><div>Total Cost: \$16m</div></div>	<div><div>CTE Opportunities</div><div>Allocation: \$30m</div><div>Total Cost: \$34m</div></div>	<div><div>Software Licenses</div><div>Allocation: \$3m</div><div>Total Cost: \$5m</div></div>	<div><div>Instructional Material</div><div>Allocation: \$10m</div><div>Total Cost: \$13m</div></div>	Instruction			
	<div><div>24/7 Access</div><div>Allocation: \$26m</div><div>Total Cost: \$40m</div></div>	<div><div>Tools for Kids + Teachers</div><div>Allocation: \$49m</div><div>Total Cost: \$136m</div></div>	<div><div>Infrastructure</div><div>Allocation: \$25m</div><div>Total Cost: \$33m</div></div>	<div><div>Buses</div><div>Allocation: \$13m</div><div>Total Cost: \$23m</div></div>				
	<div><div>Replacement</div><div>Allocation: \$124m</div><div>Total Cost: \$124m</div></div>	<div><div>Renovation</div><div>Allocation: \$198m</div><div>Total Cost: \$198m</div></div>	<div><div>Capacity + Demographics</div><div>Allocation: \$12m</div><div>Total Cost: \$50m</div></div>	<div><div>Education Suitability</div><div>Allocation: \$54m</div><div>Total Cost: \$89m</div></div>				
	<div><div>System MEP</div><div>Allocation: \$117m</div><div>Total Cost: \$348m</div></div>	<div><div>System Building Envelope</div><div>Allocation: \$89m</div><div>Total Cost: \$254m</div></div>	<div><div>Asset Deficiencies</div><div>Allocation: \$75m</div><div>Total Cost: \$316m</div></div>	<div><div>FF&E</div><div>Allocation: \$11m</div><div>Total Cost: \$25m</div></div>				
Technology	<div><div>Technology Cabling</div><div>Allocation: \$3m</div><div>Total Cost: \$5m</div></div>	<div><div>Child Nutrition Services</div><div>Allocation: \$3m</div><div>Total Cost: \$13m</div></div>	<div><div>Roofing</div><div>Allocation: \$45m</div><div>Total Cost: \$75m</div></div>	<div><div>BAC</div><div>Bond Framework Allocation</div></div>				
Facilities				<div><div>BAC</div><div>Bond Framework Allocation</div></div>				

BAC Bond Allocation Summary

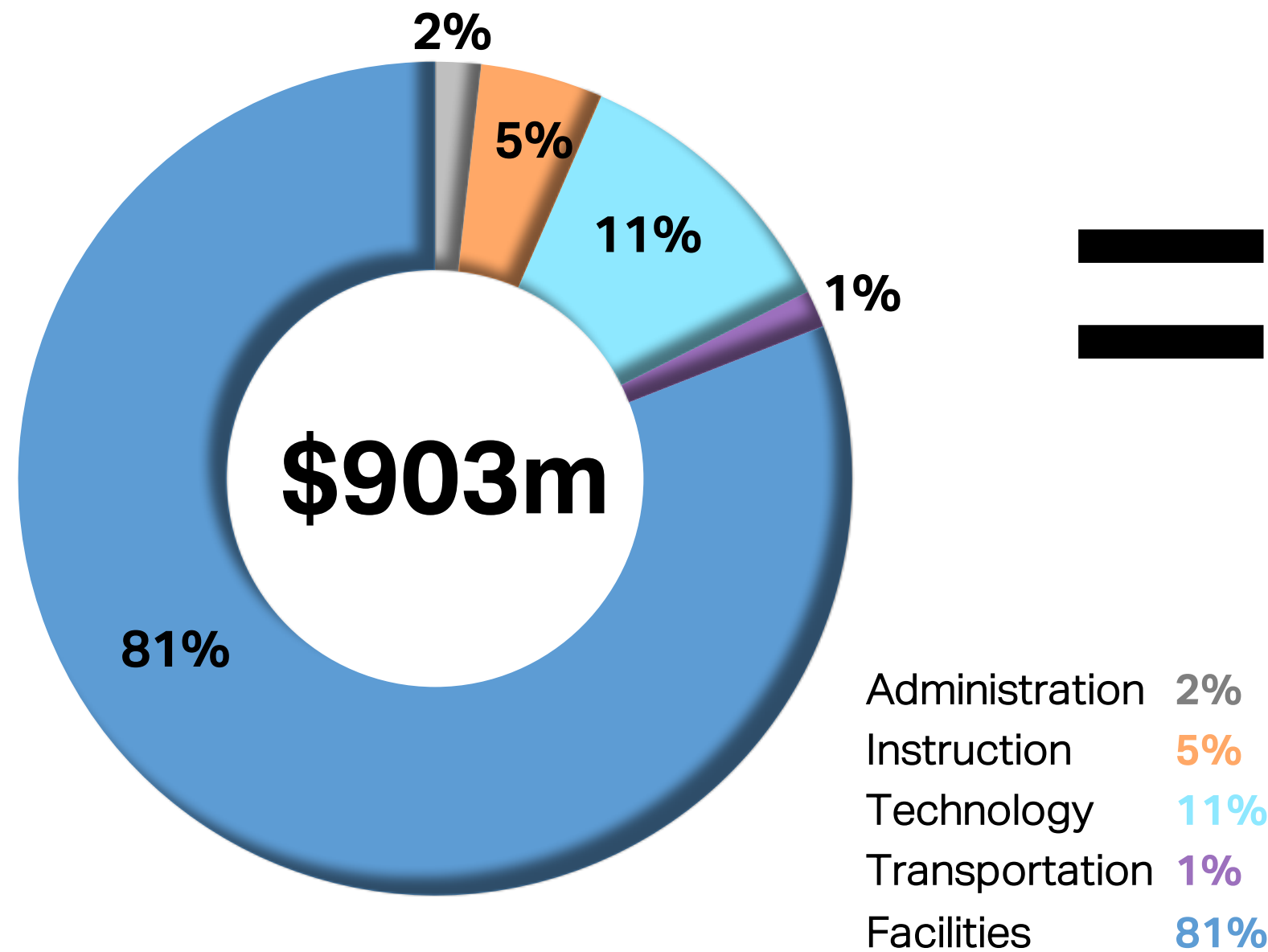


Administration	2%
Instruction	5%
Technology	11%
Transportation	1%
Facilities	81%



BAC Engagement – “Bond Refinement” Exercise

BAC Engagement: Bond Refinement Planning



BAC Recommendation		\$903
1 ADMIN.	Bond Administration	\$16
2 INSTR.	CTE Opportunities	\$43
	Software Licenses	
	Instructional Material	
3 TECH.	24/7 Access	\$100
	Tools for Kids + Teachers	
	Infrastructure	
4 TRANS.	Buses	\$13
5 FACILITIES	Replacement	\$731
	Renovation	
	Capacity + Demographics	
	Education Suitability	
	System MEP	
	System Building Envelope	
	Asset Deficiencies	
	FF+E	
	Technology Cabling	
	Child Nutrition Svcs.	
	Roofing	



2017 Draft BAC Recommendation

2017 Draft BAC Recommendation Structure

1

Introduction

BAC Charge
District Map
Schedule
Bond Framework Summary

2

Process

Workshop Engagement
What We Did
When We Did It

3

Decisions + Detail

Bond Framework
Summary
Bond Financing Detail
Bond Framework Detail

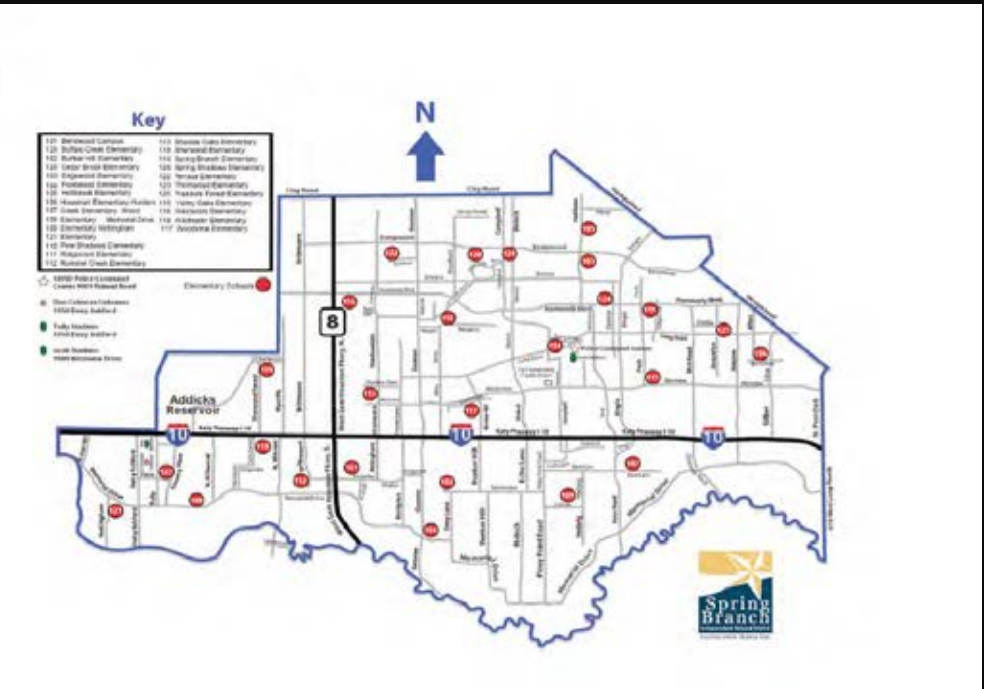
4

BAC Questions

Process
Priorities
Communication
Finance

2017 Draft BAC Recommendation Graphic Structure

1



2



3



4



3

FACILITIES

5

BAC Recommendation

\$903

1 ADMIN.

\$16

2 INSTR.

\$43

3 TECH.

\$100

4 TRANS.

\$13

Education Suitability

System MEP

System Building Envelope

Asset Deficiencies

FF+E

Technology Cabling

Child Nutrition Srvs.

Roofing

\$731

Facility Name	Type	Year	SF	FCI	Educational Suitability	System MEP	System Building Envelope	Total Asset Deficiency	FF&E	Technology Cabling	Child Nutrition Services	Roofing
Facility Upgrades												
East Transition Campus	High	1960	68,978	1.11%	X	X	X	X		X	X	X
Memorial Middle	Middle	1963	188,852	1.15%	X	X	X	X	X	X	X	X
Spring Forest Middle	Middle	1967	192,559	1.26%	X	X	X	X	X	X	X	X
SBEC - Gymnasiums (Wood)	High	1950	30,000	1.69%		X	X			X		X
Terrace Elementary	Elementary	1973	74,349	15.59%	X	X	X	X	X	X	X	X
Northbrook High	High	1974	394,609	35.09%	X	X	X	X	X	X	X	X
Spring Shadows Elementary	Elementary	1968	83,904	43.95%	X	X	X	X	X	X	X	X
SBEC - DAEP	High	1980	21,260	49.71%	X	X	X	X		X		
Stratford High	High	1974	320,000	55.28%	X	X	X	X	X	X	X	X
Sherwood Elementary	Elementary	1968	69,371	57.77%	X	X	X	X	X	X	X	X
Thornwood Elementary	Elementary	1973	69,038	60.37%	X	X	X	X	X	X	X	X
Nottingham Elementary	Elementary	1969	66,393	66.97%	X	X	X	X	X	X	X	X
Northbrook Middle	Middle	1973	203,020	69.30%	X	X	X	X	X	X	X	X
Guthrie Center (CTE)	High	1972	83,614	69.71%	X	X	X	X		X		
Cedar Brook Elementary	Elementary	1993	82,179	75.81%	X		X	X	X	X	X	X
Treasure Forest Elementary	Elementary	1996	82,149	76.19%	X		X	X	X	X	X	X
SBEC - Gymnasiums (Rubber)	High	1990	30,000	81.10%			X	X		X		
Bear Boulevard	Pre-K Center	2001	26,000	89.74%	X			X		X	X	X
Lion Lane	Pre-K Center	2001	26,000	89.74%	X			X		X	X	X
Tiger Trail	Pre-K Center	2001	26,000	89.74%	X			X		X	X	X
Wildcat Way	Pre-K Center	2002	26,000	89.74%	X			X		X	X	X
Buffalo Creek Elementary	Elementary	1997	82,179	91.90%	X		X	X		X	X	X
Ag Farm	High	1961	28,300	94.26%	X	X		X		X		
SBEC - Academy of Choice HS (New)	High	2016	32,281	100.00%						X		

3

BAC Recommendation \$903

1 ADMIN. \$16

2 INSTR. \$43

3 TECH. \$100

4 TRANS. \$13

5 FACILITIES

Education Suitability
System MEP
System Building Envelope
Asset Deficiencies
FF+E
Technology Cabling
Child Nutrition Svcs.
Roofing

\$731

Facility Name	Type	Year	SF	FCI	Educational Suitability	System MEP	System Building Envelope	Total Asset Deficiency	FF&E	Technology Cabling	Child Nutrition Services	Roofing
Facility Upgrades 2007 Schools												
Edgewood Elementary	Elementary	2011	108,000	100.00%				X		X		
Frostwood Elementary	Elementary	2014	110,145	97.98%				X		X		X
Hollibrook Elementary	Elementary	2010	111,352	100.00%				X		X		
Housman Elementary	Elementary	2013	108,422	100.00%				X		X		
Meadow Wood Elementary	Elementary	2012	97,749	94.09%				X		X		X
Pine Shadows Elementary	Elementary	2012	118,187	100.00%				X		X		
Ridgecrest Elementary	Elementary	2010	112,095	100.00%				X		X		
Rummel Creek Elementary	Elementary	2016	106,260	98.06%	X			X		X		X
Shadow Oaks Elementary	Elementary	2011	118,314	100.00%				X		X		
Spring Branch Elementary	Elementary	2011	101,897	100.00%				X		X		
Valley Oaks Elementary	Elementary	2015	117,872	98.17%				X		X		X
Westwood Elementary	Elementary	2010	98,264	100.00%				X		X		
Wilchester Elementary	Elementary	2011	123,253	100.00%				X		X		

Facility Name	Type	Year	SF	FCI	Educational Suitability	System MEP	System Building Envelope	Total Asset Deficiency	FF&E	Technology Cabling	Child Nutrition Services	Roofing
Facility Upgrades Support Facilities												
Administration Building	Support	1965	59,125	0.00%		X	X	X		X		
Buildings and Grounds/Facility Services	Support	1967	34,100	0.14%		X	X	X		X		
Vines Science Center	Support	1967	18,917	1.69%		X	X	X		X		
Transportation	Support	1967	12,965	2.32%		X	X	X		X		
West Support Center	Support	1963	59,334	13.25%		X	X	X		X		
Textbook Warehouse	Support	1968	10,469	19.56%		X	X	X		X		
Central Warehouse	Support	1976	53,945	37.21%		X	X	X				
Natatorium	Support	1976	21,525	69.55%		X		X		X		
Don Coleman Coliseum	Support	2007	59,523	90.55%		X		X		X	X	
Tax Office	Support	1996	3,136	94.59%			X	X		X		
Technology Training Center	Support	2012	9,222	96.14%				X		X		
Grob Stadium	Support	1952	10,950	96.18%			X	X		X		
Tully Stadium & Press Box (2 Facilities)	Support	2007	23,262	97.88%				X		X		
Security Services/Police Department	Support	2007	16,195	100.00%				X		X		



Next Steps

BAC Framework + Engagement Process





Thank you!

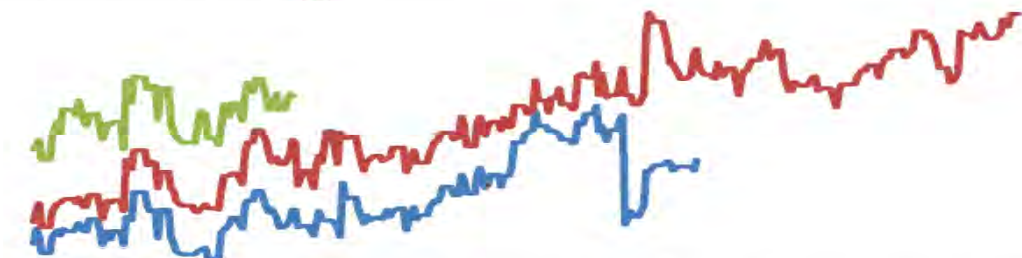
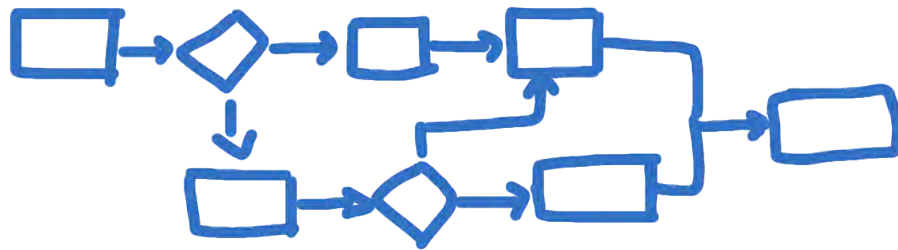
BAC Meeting #1 Tabletop Exercise Derived Themes

PROCESS

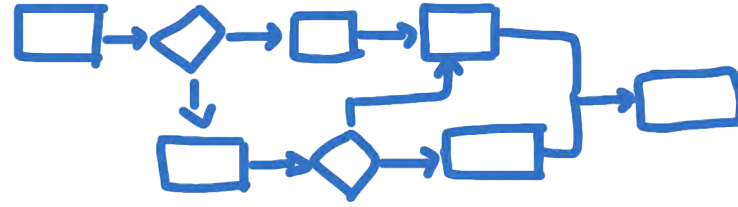
COMMUNICATION

PRIORITIES

FINANCE



PROCESS



1. **What is the role of the BAC in the overall process?**
 - To develop a recommendation for a proposed bond, that includes the priorities, scope of work and bond amount.
2. **How will we put a Bond Framework together?**
 - Through a series of meetings and exercises, utilizing detailed information, the BAC will collectively prioritize their requirements.
3. **How are decisions made to allocate spending?**
 - Through understanding and assessing District wide needs, and the prioritization of requirements, coupled with consensus on appropriate budget allocations.
4. **Will we accomplish our charge in seven meetings?**
 - Yes, the BAC workshop process has been designed to successfully accomplish the BAC charge within the established timeframe.

PRIORITIES



1. **How will we prioritize our needs?**

- Through active engagement and consensus building exercises, and detailed information provided by District and professional experts

2. **How will we plan for future needs?**

- By aligning equity in educational needs and facility conditions across all our campuses.

3. **How will we know the needs of all the campuses?**

- Through District wide Facility assessments based on adopted SBISD Design Standards and Educational Specifications

4. **How does facility design impact personalized learning?**

- Facility design is driven by Educational Specifications that are tailored to support personalized learning

COMMUNICATION



1. **What is the Big Picture?**

- To communicate the goals, priorities, scope & associated costs of proposed bond

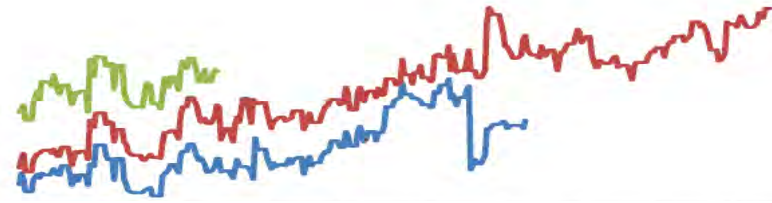
2. **How will we communicate to our Community?**

- The District will make every effort and utilize a variety of tools to effectively provide critical information to our Parents and Community

3. **How will we communicate the future impact of our decisions?**

- Through our Board of Trustees and the Office of the Superintendent

FINANCE



1. **How does bond funding work?**

- Refer to June 7th Presentation on Bond Financing

2. **How will we prioritize our capital spending?**

- Through understanding and assessing District wide needs and the prioritization of requirements, coupled with consensus on appropriate budget allocations.

3. **How much money can we spend without raising taxes?**

- \$1.025 Billion, refer to June 7th Presentation on Bond Financing

4. **What will be the effect on taxpayers?**

- BAC goal is to have no increase in taxes.