

# 2016 Bond Projects Update

*MISD Bond Oversight Committee  
Funding, Finance & Facilities Committee*

*September 23, 2019*





# **Update on Current 2016 Bond Projects**

*Dr. Ledbetter*

# Bond 2016 Recap

<u>Projects</u>	<u>Bond Package Dollars</u>
<b><u>Growth Management:</u></b> <ul style="list-style-type: none"><li>• Elementary (Rebuild of Irvin Elementary) - Opened Aug 2019</li><li>• Elementary #8 - Opens Aug 2022</li><li>• MS#3 - Opens Aug 2020</li><li>• Heritage HS Additions - Opens Aug 2022</li><li>• Renovations and repurposing of current facilities - In Progress</li><li>• Upgrades including 21st century learning to existing facilities - In Progress</li></ul>	<b>\$208,000,000</b>  <b>78% of Bond 2016 Package</b>
<b><u>Technology, Security, &amp; Capital Needs:</u></b> <ul style="list-style-type: none"><li>• Classroom technology that enhances learning - Completed</li><li>• Technology infrastructure &amp; upgrades - In progress</li><li>• Student &amp; staff security improvements - In progress</li><li>• Mechanical equipment replacements - Completed</li><li>• Roof replacements - In progress</li></ul>	<b>\$22,000,000</b>  <b>8% of Bond 2016 Package</b>
<b><u>Athletics:</u></b> <ul style="list-style-type: none"><li>• Repurpose of Don Floyd Stadium to BB/SB/Tennis Complex - Opened Apr 2019</li><li>• Construction of MHS field house &amp; fields w/ updates to current field house for usage by athletic programs - Opens Fall 2019</li><li>• Update MS fields to competition-ready - Opened Sept. 2018</li><li>• Addition of offices at Multi-Purpose Stadium - TBD</li></ul>	<b>\$38,000,000</b>  <b>14% of Bond 2016 Package</b>
<b>Total Bond Package</b>	<b>\$268,000,000</b>



# Current 2016 Bond Projects

- 2.9 years into the 2016 Bond Projects
- Approximately 56% of the projects completed
- Approximately 16% of the projects in progress
- Growth has continued ... 1,322 new students since the election in November 2016
- SDS growth forecast for next ten years remains strong
- DIP calls for a 10-year facility plan
- Bond market still favorable to selling remaining bonds





# Current 2016 Bond Projects

## Bond Projects Completed

HVAC Replacements - LBE, MPE, Auxiliary ...	\$ 3.9M
Roof Replacements - LBE, MPE, JAV ...	\$ 1.0M
Technology Upgrades ...	\$ 13.6M
Middle School Playing Fields Upgrades ...	\$ 3.5M
Campus Renovations ...	\$ 8.4M
Land Acquisitions ...	\$ 2.2M
Athletic Complex ...	\$ 12.4M
J. R. Irvin Elementary	\$ 25.6M



# Current 2016 Bond Projects

- Special Projects Completed

Parking - Longbranch & Mt. Peak	\$ 1.2M
Video Board - Vitovsky and Baxter	\$ 0.1M
Multi-Purpose Concessions	\$ 0.1M

(Paid from Earned Interest and not bond dollars)



# Current 2016 Bond Projects

- Bond Projects in Progress

Middle School #3 ...	\$ 60.0M
W. G. Roesler Athletic Complex ...	\$ 15.2M
Technology Upgrades ...	\$ 1.7M
Campus Renovations ...	\$ 1.6M





# **Review Future 2016 Bond Projects**

*Dr. Ledbetter*

# Current 2016 Bond Projects

- Bond Projects Still to Complete

Heritage High School Expansion ...	\$ 68.0M
Elementary School #8 ...	\$ 32.0M
Old Irvin Renovations ...	\$ 2.0M
Jenkins Renovations ...	\$ 1.0M
Multi-Purpose Stadium Upgrades ...	\$ 3.0M
Technology Upgrades ...	\$ 2.7M
Undesignated ...	\$ 10.4M
Land Acquisitions ...	TBD



# Project Update - Heritage HS Expansion

## Project Milestones --

- School Board has selected VLK Architects to design project
- Plan/Design Committee has been appointed
  - MISD Central Staff
  - HHS Administration
  - HHS Staff
  - HHS Students
- Several planning sessions have been completed
- Final drawing expected April 2020
- Bids expected May 2020
- Construction to begin July 2020
- Expansion scheduled to open August, 2022





# **Review Future 2016 Bond Projects**

***Repurpose of Irvin Elementary & Jenkins Childcare Center***

***Dr. Courtney Carpenter, Nikki Nix, and Shelle Blaylock***

# **Project Update - Irvin Elementary Repurpose**

## **2017-2018 - Research began for innovative secondary programming**

- **The Challenge:**
  - **Renovate existing elementary school with Bond 2016 dollars**
  - **Include non-duplicated, innovative secondary program options for students from both high schools**

## **2018-2019 School Year**

- **Director of Secondary Learning with a specialty in CTE**
- **Amplified the research to focus on regional and state data**
- **Added course offerings for the 2019-2020 school year to prepare for opening of the MILE**

## **June 2019 - Hired Administrator for facility**

## **School Board Named in August 2019 per CW (Local) Policy**

- **The MILE (Midlothian Innovative Learning Experience)**
- **Laura Jenkins Early Learning Center**





# Project Update - The MILE

## Project Milestones --

- School Board has selected Huckabee & Associates to design project
- Programming includes: *Entrepreneurship, Cybersecurity, Aerospace and Civil Engineering, and Culinary Arts*
- Plan/Design Committee has met several times to see what can be done with this space
  - Incubator Spaces
  - CTE Spaces
  - Training Center
  - LEAP
  - DAEP
  - MISD Child Care
- Project scheduled to open August, 2020



# Current Industry Demands

- ❑ According to TEA, the Career Clusters with Highest Labor Market Demand

Business Management & Administration  
Information Technology  
Health Science



- ❑ North Central Texas Workforce Commission: targeted industry growth from 2007-2017

Corporate Headquarters - 83%  
Healthcare - 46%  
Digital Technology - 35%



The background features a series of concentric, overlapping curved bands in various shades of blue, ranging from deep navy to light sky blue, transitioning into a white background on the right side.

# Design

# Career Statistics

- On average, a millennial will need to change jobs 15 times in their lifetime
- 70-80% of the jobs today will be disrupted due to rapid technical advancement
- Only 27.5% of college graduates are working in a job related to their major
- 72% of HS graduates plan to be entrepreneurs
- Majority of future job needs don't require a college degree, only a certification or license
- 140 years of technical advancement has created more jobs than destroyed them
- By 2030, **85% of the jobs that exist wouldn't have existed prior**

*Sources: US Bureau of Labor Statistics, DeLoitte Touche Research Study, Forbes Magazine*



# Space Design

## Does NOT

- Doesn't look like school
- Doesn't feel like school

## Does

- Looks and feels like a work place
- Business and Industry to recognize it as a workplace
- Flexible - 85% of jobs don't exist yet















# Huddle Rooms







**Functional/Flexible Walls**

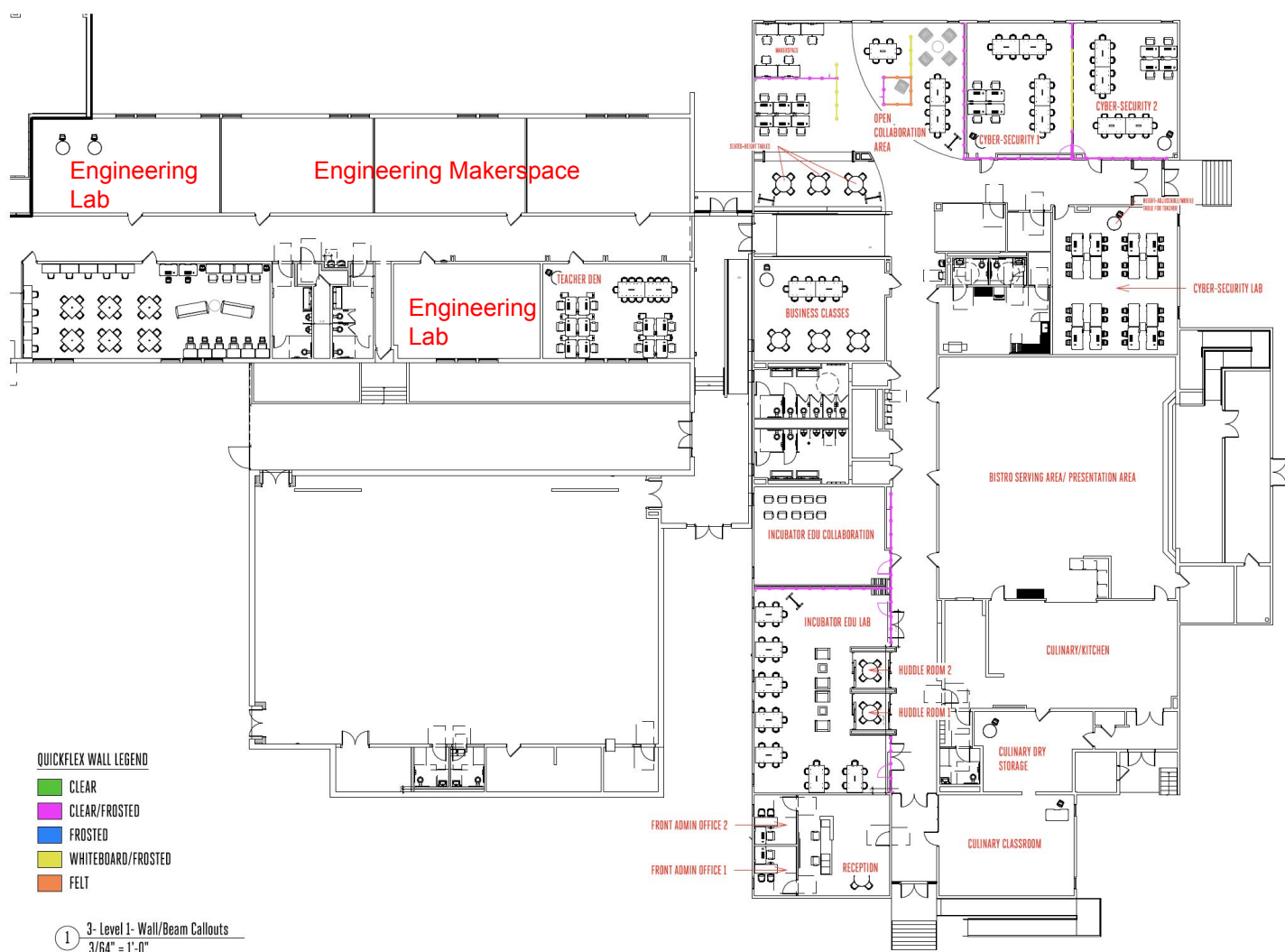


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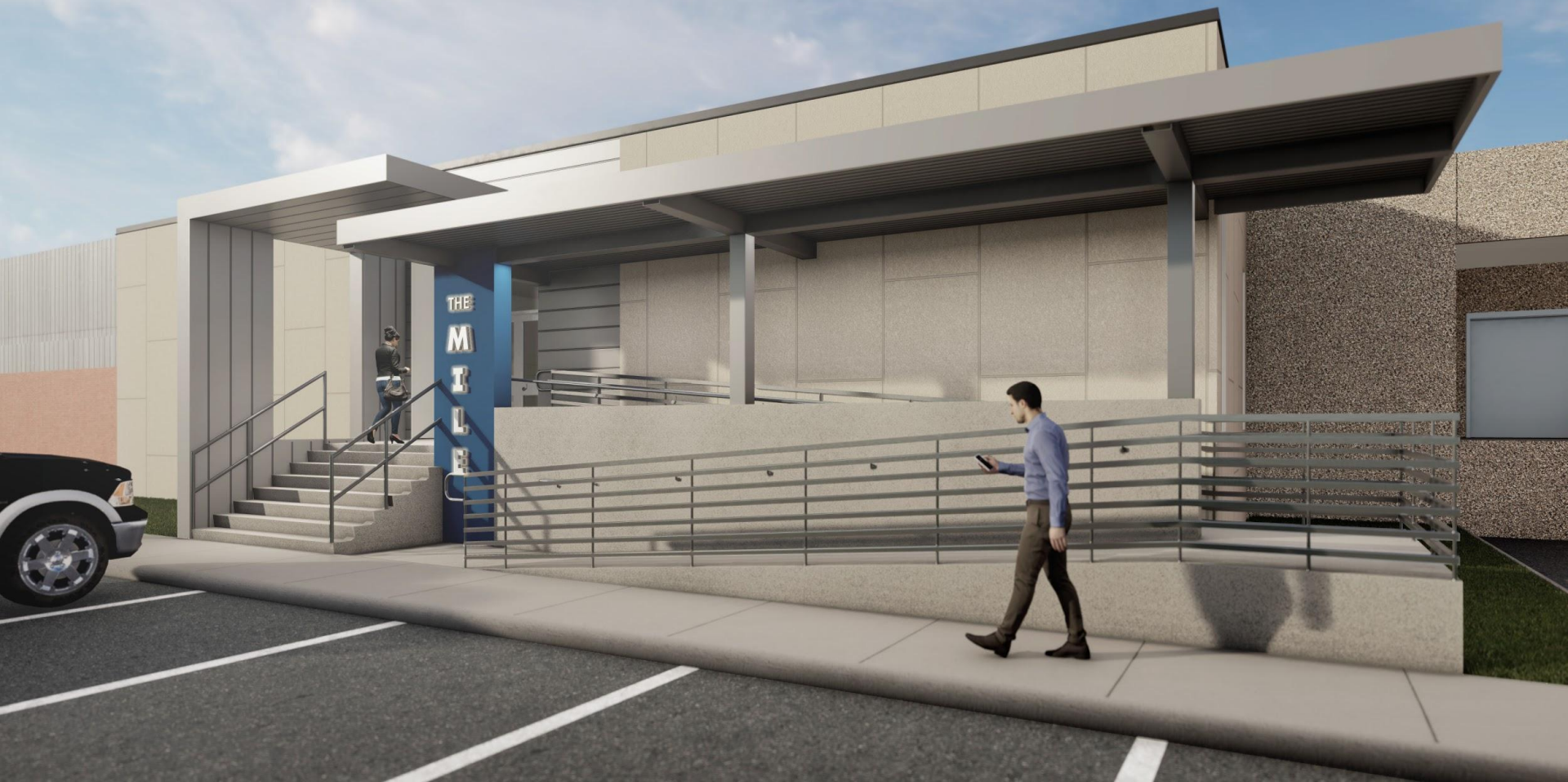














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# **Review Future 2016 Bond Projects**

*Repurpose of Existing Jenkins Childcare Center*

# Project Update - Jenkins Daycare Repurpose

**School Board Named in August:    Randall Hill Support Center**

## **Project Milestones --**

- School Board has selected Huckabee & Associates to design project
- Plan/Design Committee will create spaces for:
  - Maintenance Services
  - Custodial Services
  - Food Services
  - Special Education
  - Records Storage
  - District Warehouse
  - Parking for Maintenance Fleet and Equipment
- Project scheduled to begin Summer, 2020





# **Current 2016 Bond Projects**

*Rola Fadel*





# W.G Roesler Athletic Complex

# W.G. Roesler Athletic Complex





# W.G. Roesler Athletic Complex





# W.G. Roesler Athletic Complex





# W.G. Roesler Athletic Complex





# W.G. Roesler Athletic Complex





# Middle School #3



# Middle School #3





# Middle School #3



# Middle School #3





# Middle School #3



# Middle School #3





# Middle School #3





# Middle School #3







# Financial Update

*Jim Norris*

# 2016 Bond Financial Report

August 31, 2019

- Sources to Date:

• Bond Sales	\$148,000,000
• 2011 Bond Carryover	\$ 2,422,081
• E-Rate Funds	\$ 928,516
• City of Midlothian	\$ 911,600
• Earned Interest	\$ 3,980,407

- Uses to Date:

• Expenditures	\$ 91,536,777
• Committed Costs	\$ 50,542,999

Link to [Financial Report](#)



# 2016 Bond Financial Report

September 15, 2019

**The MISD School Board approved amending the budget to complete all voter approved projects and to add additional projects that are needed which could be paid from savings and earned interest.**

Link to [Amended Budget](#)





# **Review Current & Projected Bonding Capacity**

*Jim Norris*



# Bonding Capacity

During the 2016 School Bond Election, it was stated many times over that current and future growth in the District's tax base would fund the sale of these bonds if voters approved.

Bonds would **ONLY** be sold as needed and as the tax base grew to support the sales.



# Bonding Capacity

- November 2016 Bond Election for \$268,000,000

■ Bond Sale	February 2017	\$ 28,000,000
■ Bond Sale	March 2017	\$ 40,000,000
■ Bond Sale	February 2018	\$ 80,000,000
■ Bonds Remaining To Sell		\$120,000,000
● February, 2020		



# Bonding Capacity

The primary factor determining the District's bond capacity is the District's tax base

MISD Taxable Valuation	\$4,678,507,417
<b>(2018-2019)</b>	

Average Annual Growth	\$ 327,683,348
<b>(past five years)</b>	





# Bonding Capacity

## Five-Years Annual Taxable Valuation Growth

2019-2020	\$457,449,177
2018-2019	\$333,957,104
2017-2018	\$348,688,765
2016-2017	\$231,359,830
2015-2016	\$266,961,862



# Bonding Capacity

Current MISD Bond Debt (Principal Only)

\$355,236,373



# Bonding Capacity

BOK Financial Services has determined the District has adequate bonding capacity to sell the remaining \$120M from the 2016 Bond Program in February, 2020.

Average TAV Increase	\$300,000,000
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# 2nd 2019 Quarter Demographer Report

*Jim Norris*

# Demographer Report -- 4th Qtr 20182018

- School District Strategies has updated the forecast for MISD-

3 Qtr 2018	5.1% five years (annually)
	5.2% ten years (annually)

4 Qtr 2018	5.2% five years (annually)
	5.4% ten years (annually)



# Demographer Report -- 2nd Qtr 20182019

- School District Strategies has updated the forecast for MISD-

1 Qtr 2019	5.2% five years (annually)
	4.5% ten years (annually)

2 Qtr 2019	5.2% five years (annually)
	4.5% ten years (annually)





# Demographer Report

- Notable Numbers - 2nd Qtr. 2019

9,995 students in 2019-2020

10,433 students in 2020-2021

12,076 students in 2023-2024

14,513 students in 2028-2029



# 10-Year Facility Needs

Over the next 10 ten years, MISD will grow by 5,120 students--

- Elementary Students 2,469
- Middle Schools 959
- High Schools 1,692



# 10-Year Facility Needs

These new students would require MISD to build the following--

- Three elementary schools (for 750 students each)
  - #8 to open August 2022
  - #9 to open August 2025
  - #10 to open August 2028
- One middle school (for 1200 students)
  - #4 to open August 2031





# 10-Year Facility Needs

These new students would require MISD to build the following--

- Increase the capacity of Heritage HS ... August 2022
- High School #3 to open August 2030



# 10-Year Facility Needs

Other factors to be considered which might affect the growth rate and future facilities of MISD--

- Google Data Center
- Methodist Hospital and ancillary projects
- Other unknown commercial development
- Other unknown residential development, i.e. Diamond J
- Abundance of undeveloped land
- Expansion of city border and services
- Other infrastructure improvements



# Next Steps - Long Range

## Decision Points Required for Next Steps:

- Grade & age placements and arrangements (K-12)
- Ideal enrollment size for:
  - elementary school, middle school, high school
- Additional campus buildings needed to provide student opportunities
- Appropriate number of auxiliary buildings to accommodate growth and district needs now and in the future
- Location, Location, Location







# Technology & Security Update

*Leslie Garakani*

# Technology & Security

## Projects

### Current

- Secondary Wireless Upgrades - COMPLETED (August 2017)
- New Fiber Optic Network (UPN) - COMPLETED (December 2018)
- Structured Cabling - COMPLETED (August 2018)
- Video Surveillance - COMPLETED (August 2018)
- Access Control - COMPLETED (August 2018)
- PA/Bell/Clock - COMPLETED - (July 2019)
- Elementary Classroom Technology - COMPLETED (August 2018)
- Secondary Classroom Technology - COMPLETED - (July 2019)
- Data Center Server Infrastructure - COMPLETED - (May 2019)
- Physical Security Phase 2 - 40% - (Access Control, Cameras, Radio Equipment)

### Future

- Remaining Technology Bond \$ for infrastructure expansion/upgrades.





***Next Scheduled Meeting***



# Rezoning Attendance Boundaries

**December 9, 2019**

**5:30 p.m.**





***Questions & Comments***