



New Braunfels ISD

Comprehensive and Strategic Facilities
Planning Committee Meeting
Tuesday, January 9, 2018



Facility Committee Priorities as of 12/12/17

- Eliminate NGC building
- Address Older Elementary Schools
 - Carl Schurz, Seele, Lamar
- Portable Buildings Should Only Be Temporary
- Consider Expanding Support Facilities
- Consider Bond Election in 2018



Bond Election Guidelines

- Bonds elections typically address projects needed within the next five years
- Bond elections should balance capacity and facility needs with tax rate impact
- Bond projects need to be designed to fit within the scope of comprehensive plans for full build out of NBISD
- A goal of any bond project should be to leave all possible options open for future decision makers



Projected Capacity Needs

- NBMS will reach capacity by 2021
- ORMS will not reach capacity prior to 2024
- NGC will not reach capacity any time soon
- NBHS will reach capacity (10-12) by 2026
- NBHS will not reach 3,000 (9-12) prior to 2027



Proposal for 2018 Bond Election

- NBMS is the only campus projected to have need for additional capacity within the next five years (projected 2021-2022)
- Several Options have been presented for accommodating capacity needs at NBMS
- What other priorities could/should be addressed in a possible 2018 bond election

Combining Priorities into a Bond Proposal (One Idea)

- Construct a new Middle School with a Capacity of 1,500 on district owned land on Walnut adjacent to Klein Road Elementary
 - Projected cost = \$53,010,000
- Relocate Ninth Grade Center to NBMS
 - Projected cost = minimal
- Demolition of Ninth Grade Center Building
 - Projected cost = \$1,000,000

Combining Priorities into a Bond Proposal cont.

- Construct 900 Capacity Elementary School at NGC Site to Replace Carl Schurz and Seele Elementary Campuses
 - Projected cost = \$24,500,000
- Carl Schurz Elementary Utilized for School of Choice and DAEP and Additional Space for Support Services
 - Projected cost = minimal
- DAEP Building (San Antonio St.) Placed on Market
 - Projected cost = \$350,000 (to move fiber connectivity)



Combining Priorities into a Bond Proposal cont.

- Total Projected Bond Proposal = \$90,000,000
 - New Middle School = \$53,010,000
 - Demo NGC = \$1,000,000
 - New Elementary = \$24,500,000
 - Relocate Fiber = \$350,000
 - Additional Capital Needs = \$11,140,000



Tax Implications of Bond Proposal

- Total Projected Bond Proposal = \$90,000,000
- Current I&S Tax Rate = \$0.32550 / \$100 valuation

Tax Implications of Bond Proposal

Year	Rate / \$100 valuation	Increase over current rate
2019	\$0.35525	\$0.02975
2020	\$0.37500	\$0.04950
2021	\$0.37677	\$0.05127
2022	\$0.36824	\$0.04274
2023	\$0.36101	\$0.03551
2024	\$0.34045	\$0.01495
2025	\$0.33741	\$0.01191
2026	\$0.33508	\$0.00958

**NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT
DEBT SERVICE CASH FLOW SUMMARY - PRELIMINARY**

FISCAL YEAR	CURRENTLY OUTSTANDING DEBT SERVICE REQUIREMENTS	Proposed New Issue 2019 \$90,000,000	NET TOTAL OF ALL DEBT SERVICE	Less Appropriated Interest	LESS APPLIED FUND BALANCE	NET REQUIREMENT TO BE PAID BY I&S TAXES	Estimated Tax Rate	Assessed Valuation	Percent Growth
31-Aug		\$90,000,000							
2018	15,824,268.75	-	15,824,268.75	(350,000.00)	(50,000.00)	15,424,268.75	\$ 0.32550	4,988,099,557	
2019	15,813,543.75	2,362,500.00	18,176,043.75		(500,000.00)	17,676,043.75	\$ 0.35525	5,237,504,535	5.00%
2020	15,716,318.75	4,875,000.00	20,591,318.75		(1,000,000.00)	19,591,318.75	\$ 0.37500	5,499,379,762	5.00%
2021	15,904,118.75	4,817,125.00	20,721,243.75		(250,000.00)	20,471,243.75	\$ 0.37677	5,719,354,952	4.00%
2022	15,996,293.75	4,811,875.00	20,808,168.75			20,808,168.75	\$ 0.36824	5,948,129,150	4.00%
2023	16,205,031.26	4,806,625.00	21,011,656.26		-	21,011,656.26	\$ 0.36101	6,126,573,025	3.00%
2024	15,010,131.26	5,201,375.00	20,211,506.26			20,211,506.26	\$ 0.34045	6,249,104,485	2.00%
2025	14,856,306.25	5,375,125.00	20,231,431.25			20,231,431.25	\$ 0.33741	6,311,595,530	1.00%
2026	15,153,781.25	5,138,375.00	20,292,156.25			20,292,156.25	\$ 0.33508	6,374,711,485	1.00%
2027	12,296,431.25	7,112,125.00	19,408,556.25			19,408,556.25			
2028	12,171,818.75	6,980,875.00	19,152,693.75			19,152,693.75			
2029	11,803,743.75	7,099,625.00	18,903,368.75			18,903,368.75			
2030	9,714,081.25	8,455,250.00	18,169,331.25			18,169,331.25			
2031	9,543,700.00	8,232,125.00	17,775,825.00			17,775,825.00			
2032	8,827,531.25	8,259,000.00	17,086,531.25			17,086,531.25			
2033	8,683,868.75	7,772,750.00	16,456,618.75			16,456,618.75			
2034	8,534,718.75	7,549,625.00	16,084,343.75			16,084,343.75			
2035	8,383,018.75	7,326,500.00	15,709,518.75			15,709,518.75			
2036	5,497,168.75	9,103,375.00	14,600,543.75			14,600,543.75			
2037	5,334,568.75	8,775,250.00	14,109,818.75			14,109,818.75			
2038	4,853,100.00	8,447,125.00	13,300,225.00			13,300,225.00			
2039	4,630,600.00	8,619,000.00	13,249,600.00			13,249,600.00			
2040	2,018,250.00	10,264,625.00	12,282,875.00			12,282,875.00			
2041		11,155,250.00	11,155,250.00			11,155,250.00			
2042		10,525,000.00	10,525,000.00			10,525,000.00			
	252,772,393.77	151,385,250.00	378,625,168.77	(350,000.00)	(1,800,000.00)				

* Tax rate projection calculated using 95% collection and annual growth as shown



Committee Priorities Met by Proposal

- ✓ Eliminate NGC Building
- ✓ Address Older Elementary Schools
 - ✓ Carl Schurz Eliminated as Elementary
 - ✓ Seele Eliminated as Elementary
 - ✓ Creates Opportunity for Renovation of Lamar
- ✓ Allows Acreage for Expansion of Support Facilities
- ✓ No Portables
- ✓ Can all be Accommodated in 2018 Election



Other Benefits of this Proposal

- Addresses Capacity Needs Within Next 5 Years
- Tax Rate Increase \$.05 or less over Six Years
- Fits Very Well Within Discussions of Comprehensive Plan
- Does not Eliminate any Other Options as Discussed by the Previous Three Facilities Committees



NBMS Solutions: #1

Utilize Science Classrooms – 2021-2023

a) Float Teachers - indefinitely

b) or Utilize Portables – indefinitely

Does not eliminate Ninth Grade Center Campus

No Bond Election

No Tax Increase

NBMS Solutions: #2

Construct Additional Classroom Wing at NBMS to Take Capacity to 1,850

a) Will provide capacity until NBMS campus is needed for a High School campus

Projected Cost = \$29,640,000

Does not eliminate Ninth Grade Center Campus

Requires a bond election

Would potentially increase I&S Tax Rate by 7/10 of a cent

NBMS Solutions: #3

Construct a new Middle School with a Capacity of 1,500 on district owned land on Walnut adjacent to Klein Road Elementary

a) Will provide capacity for the current NBMS attendance zone through full district build-out

Projected Cost = \$53,010,000

Requires a bond election

Would potentially increase I&S Tax Rate by 3.5 cents

NBMS Campus could become the Ninth Grade Center Campus

NBMS Solutions: #4

Complete construction of NBMS to become a 3,200 student capacity high school

Move current NBMS to current NBMS

Eliminates Ninth Grade Center Campus

Projected Cost = \$142,650,000

Requires a bond election

Would potentially increase I&S Tax Rate by 10 cents

There are potential options to reduce the cost



Questions to be determined

- Capacity and number of middle schools at full build-out to accommodate 4,500 students
 - a) 3 – 1,500 capacity
 - b) 4 – 1,200 capacity
- Capacity and number of high schools at full build-out to accommodate 6,400 students
 - a) 2 – 3,200 capacity
 - b) 3 – 2,200 capacity