



# New Braunfels ISD

Comprehensive and Strategic Facilities  
Planning Committee Meeting  
Tuesday, January 23, 2018



# Facility Committee Priorities as of 01/09/18

- 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



# Combining Priorities into a Bond Proposal

- Construct a new Middle School with a Capacity of 1,500 on district owned land on Walnut adjacent to Klein Road Elementary
  - Projected cost = \$54,000,000
- 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 = \$29,000,000
- 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

# Combining Priorities into a Bond Proposal cont.

- Total Projected Bond Proposal = \$95,000,000
  - New Middle School = \$54,000,000
  - Demo NGC = \$1,000,000
  - New Elementary = \$29,000,000
  - Additional Capital Needs = \$11,000,000



# Tax Implications of Bond Proposal

- Total Projected Bond Proposal = \$95,000,000
- Current I&S Tax Rate = \$0.32550 / \$100 valuation

# Tax Implications of Bond Proposal

<b>Year</b>	<b>Rate / \$100 valuation</b>	<b>Increase over current rate</b>
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