



# New Braunfels Independent School District

## 2018 Facilities Planning Committee Meeting Minutes

**DATE: March 27, 2018**

**LOCATION: NBISD Boardroom, 430 W. Mill St.**

**Present:**

Joe Castilleja, Leigh Ann Dees, Brandon Dietert, Jennifer Faulkner, Keith Fontenot, Brian Gibson, Ashli Goodspeed, Elaine Lang, Sandra Littlejohn, Courtney Lyons-Garcia, Faride Nasser, George Ortiz, Jim Streety, Danielle Taylor and Brad Wehring

**Absent:**

Heather Andrus, J. Lee Deardorff, Kimberley Dunbar, Kristen Fain, Bryon Gardner, Shaun Gibson, Gina Jones, Shelly Malatek, Elizabeth Mullins, Jason Ragsdale, Valerie Rodriguez, Wes Stamps, Molly Waldrip, Bryan Woods

**NBISD Staff and Board Members in Attendance:**

Randy Moczygemba, Steve Brown, Victoria Pursch, Kathy Kenney, Duane Trujillo, Rebecca Villarreal, Kara Bock, Sherry Harrison and Dave Heefner

Call to Order at 6:05 pm

Superintendent Moczygemba gave an overview of the Bond Proposal to the committee that included the following information:

Facilities Committee Bond Proposal

- Total Projected Bond Proposal = \$84,000,000\*
  - New Middle School = \$54,000,000
  - Demo NGC = \$1,000,000
  - New Elementary = \$29,000,000

Additional Capital Needs Determined by NBISD Board of Trustees (Estimated) = \$11,000,000

NBISD Board of Trustees Capital Needs

- Total Projected Capital Needs = \$22,707,000
  - Campus renovations and additions = \$11,691,000
    - Red and Orange Lists (See Breakdown Slides)
  - Addition of 8 classrooms at Veramendi = \$3,750,000
  - Move fiber from LC to Ed Center = \$240,000
  - Resurface existing bus parking area = \$720,000
  - Additional bus parking area = \$2,880,000
  - ORMS and NBMS tennis courts = \$2,274,000
  - Baseball field upgrades = \$1,152,000

Total NBISD 2018 Bond Referendum\*

- Total Bond Referendum = \$106,707,000\*
  - Facilities Committee Proposal = \$84,000,000
  - NBISD Capital Needs = \$22,707,000

## NBISD Capital Needs Red List Items

- NBHS
  - Replace Auditorium and Kitchen Chillers - \$350,000
  - Replace Rooftop Chillers 100/800 wings = \$250,000
  - Replace Science Chiller = \$150,000
  - Add Security Card Readers (60 doors) = \$300,000
- NGC
  - Add Security Card Readers = \$200,000
- NBMS
  - Add security card readers (40 doors) = \$200,000
- ORMS
  - Replace chiller - \$150,000
  - Add security card readers (40 doors) = \$200,000
- County Line
  - Replace main chiller = \$350,000
  - Replace vinyl wallpaper/paint classrooms & cafeteria = \$200,000
  - Classroom carpet replacement with VCT = \$120,000
  - Pave bus drive = \$300,000
  - Add security card readers (20 doors) = \$100,000
- Walnut Springs
  - Replace chiller = \$115,000
  - Replace vinyl wallpaper/paint classrooms & cafeteria = \$180,000
  - Classroom carpet replacement with VCT = \$115,000
  - Add security card readers (20 doors) = \$100,000
- Memorial
  - Replace chiller = \$130,000
  - Replace vinyl wallpaper/paint classrooms & cafeteria = \$220,000
  - Classroom and hallway carpet replacement with VCT = \$200,000
  - Add security card readers (20 doors) = \$100,000
- Lone Star Early Childhood Center
  - Repaint classroom & office casework & walls = \$130,000
  - Add security card readers (20 doors) = \$100,000
- Lamar
  - Add security card readers (20 doors) = \$100,000
- Klein Road
  - Add security card readers (20 doors) = \$100,000
- Voss Farms
  - Add security card readers (20 doors) = \$100,000
- Veramendi
  - Add security card readers (20 doors) = \$100,000
- Seele
  - Add security card readers (20 doors) = \$100,000
- Carl Schurz
  - Add security card readers (20 doors) = \$100,000
  - Security bollards at multiple campuses = \$130,000

## Subtotals

- Red Items – Construction Costs = \$4,990,000
- Red Items - Soft Costs (20%) = \$998,000
- Total Orange – (Construction + Soft) Costs = \$5,998,000

### **NBISD Capital Needs Orange List Items**

- NBHS
  - Replace carpet in library & office = \$120,000
  - Replace stage lighting = \$40,000
  - Repair, seal coat and restripe parking = \$320,000
- ORMS
  - Replace metal roof over gym and band areas = \$750,000
  - Replace carpet in band areas with VCT = \$24,000
- County Line
  - Seal coat and restripe parking = \$90,000
  - Classroom lighting and ceiling tile replacement = \$680,000
  - Repair cafeteria water infiltration = \$60,000
- Walnut Springs
  - Seal coat and restripe parking = \$90,000
  - Classroom lighting and ceiling tile replacement = \$650,000
  - Repair cafeteria water infiltration = \$60,000
- Memorial
  - Seal coat and restripe parking = \$90,000
  - Classroom lighting and ceiling tile replacement = \$800,000
- Lamar
  - Repaint classroom walls & trim = \$140,000
  - Replace classroom carpet with VCT = \$180,000
  - Seal coat and restripe parking = \$61,000
- Lone Star
  - Replace exterior doors – cafeteria & 400 hall = \$24,000
  - Replace interior doors – 500 hall = \$18,000
  - Replace office carpet = \$21,000
  - Seal coat and restripe parking = \$20,000
  - Classroom renovation (casework, sinks)= \$200,000
- Lamar
  - Repaint classrooms – wall & trim = \$140,000
  - Replace classroom carpet with VCT = \$180,000
  - Seal coat and restripe parking = \$61,000
- Transportation
  - Seal coat and restripe parking areas = \$315,000

### **Subtotals**

- Orange Items – Construction Costs = \$4,753,000
- Orange Items - Soft Costs (20%) = \$950,000
- Total Orange – (Construction + Soft) Costs = \$5,703,000

### **Tax Implications of Bond Proposal**

Fiscal Year June 30	Issuance of \$106,700,000	Change in I&S Tax Rate	Difference in Tax Rate vs. Current
Current I&S Rate	\$0.3258		
2018-19	\$0.3258	\$0.0000	\$0.0000
2019-20	\$0.3305	\$0.0047	\$0.0047
2020-21	\$0.3358	\$0.0053	\$0.0100
2021-22	\$0.3458	\$0.0100	\$0.0200
2022-23	\$0.3558	\$0.0100	\$0.0300
2023-24	\$0.3537	-\$0.0021	\$0.0279
2024-25	\$0.3488	-\$0.0049	\$0.0230

**Q&A**

Q: Did we include inflation cost considering the rise in the cost of steel?

A; Yes. Our bond package includes inflation in the price.

Q: What was added to the bond that the committee did not discuss before recommendations were made to the board?

A: Tennis courts addition at middle schools, baseball field upgrades, addition to Veramendi Elementary and security bollards at all campuses.

Q: Will the new middle school have tennis courts?

A: Yes, our new prototype for the middle school will include tennis courts.

He made an additional comment related to this subject. A comment was posted on the Herald-Zeitung’s website about the bond article. The reader stated negatively that we are spending money on athletics and not enough on academics. He wanted the group to know that the total amount to be spent on athletics in the bond package is 3 percent of the bond funds.

Q: Will the tracks at the middle school be resurfaced?

A: Not at this time since the price on the bid alternate came in higher than anticipated. We will revisit with the 4B board at a future date.

Q: Will we ever offer soccer and softball at the middle school campuses?

A: More than likely not, due to the funding needed to run the programs.

**Additional Comments Regarding Tax Impact**

No tax rate increase until second year and up to a total of 3 cents at the third year and then it would go back down. These are conservative projections, so there may not be a tax rate increase. There is no way to know, however, until property value growths are determined year to year.

Q; What is the capacity for Lamar Elementary?

A: 450

The Superintendent asked if any of the committee members want to tour any of the elementary schools. No one was in favor.

He shared that on the east side of the interstate we are only projecting to need 200 more seats for elementary students to meet the future growth.

The committee would like more information on forming a PAC.

He mentioned that the board has formed a Safety and Security Committee that will be meeting between now and the May board meeting. They will make their recommendations at the May board meeting. Those suggestions could be added to the bond, if necessary.

Those in attendance were asked if their private information may be shared with any requestor. No one objected.

The next meeting of the FPC was discussed. The group will meet to discuss target enrollments and formulate the plan. The plan is to meet in June on the second Tuesday. The administration will draft the plan to present for review at the June meeting.

Adjourned at 7:41 p.m.

*Minutes prepared by: Rebecca M. Villarreal, Director of Communications*