

A group of cheerleaders in purple and white uniforms with 'ELGIN' on the front, performing a routine with pom-poms. The image is overlaid with a solid purple filter.

Elgin ISD

CITIZENS' BOND COMMITTEE

Meeting 3
Wednesday, October 11
Elgin Elementary School

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows. The front row consists of three individuals: a woman on the left, a man in the center, and a woman on the right. The back row consists of four individuals: a man on the far left, a man next to him, a man with glasses next to him, and a man on the far right. The text "Welcome!" is centered over the group.

Welcome!

Agenda

- Welcome
- Meeting 2 Recap
 - Demographic Review
 - Bonding Capacity
- Campus Tour
- Building Total Bond Project Budgets
- Project Considerations
- Small Group Exercise
- Wrap Up

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows. The front row has three graduates, and the back row has four. They are all smiling and posing for the photo. The text "Meeting #2 Recap" is centered over the image in a large, white, sans-serif font.

Meeting #2 Recap

Meeting #2 Recap

Last meeting, we covered:

- The CBC's definition of consensus: 75% agreement of present members
- School finance: the three funding sources for ISDs, and the difference and purpose of the two tax rates (M&O, I&S)
- Elgin ISD's current financial information and likely bonding capacity
- Facility Assessment and Visioning process for Elgin ISD

School Finance: The Big Picture

A school district's budget is generated from three sources

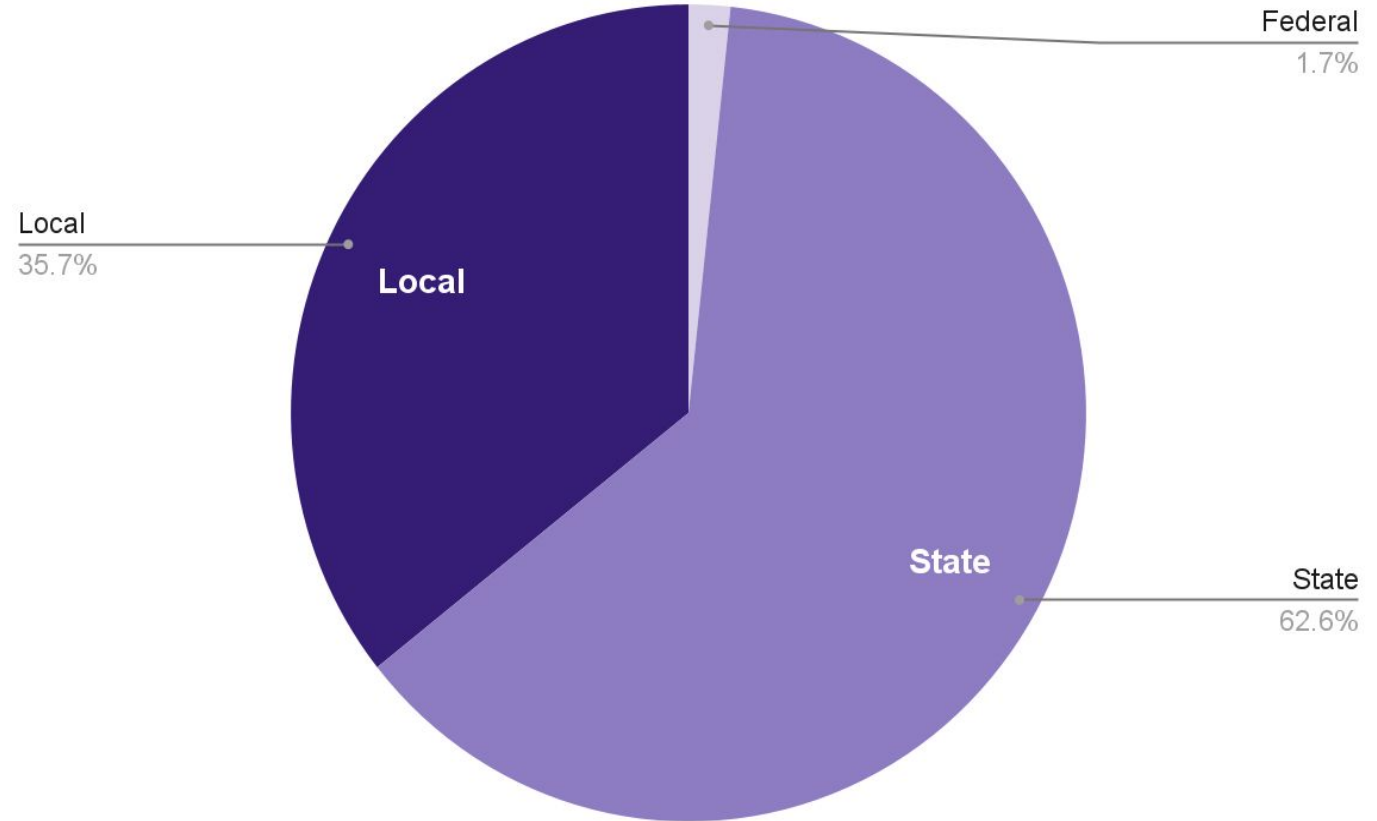
- Local
- State
- Federal

Elgin ISD's General Fund Budget for fiscal year 2023-2024 is \$61,644,000

Local: \$22,001,000

State: \$38,600,000

Federal: \$1,043,000



Elgin ISD Current Tax Rate

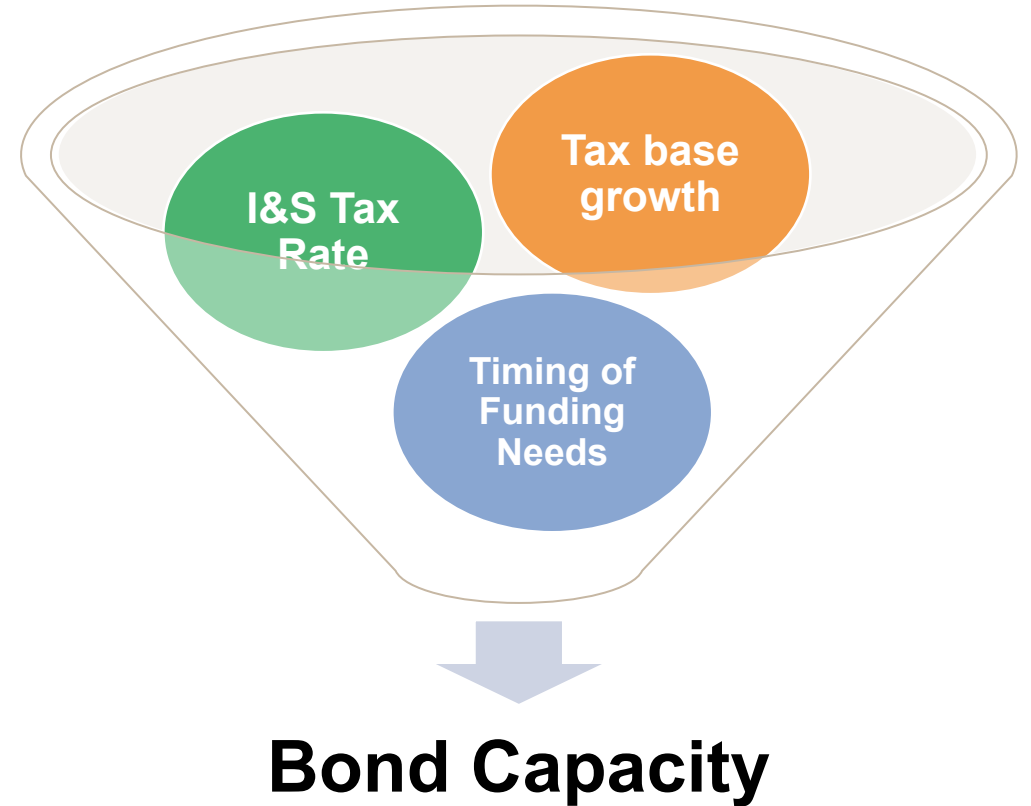


In order to maintain the current I&S tax rate, Elgin ISD's estimated bonding capacity is currently \$125M-150M.



Future bond capacity informed by a variety of factors

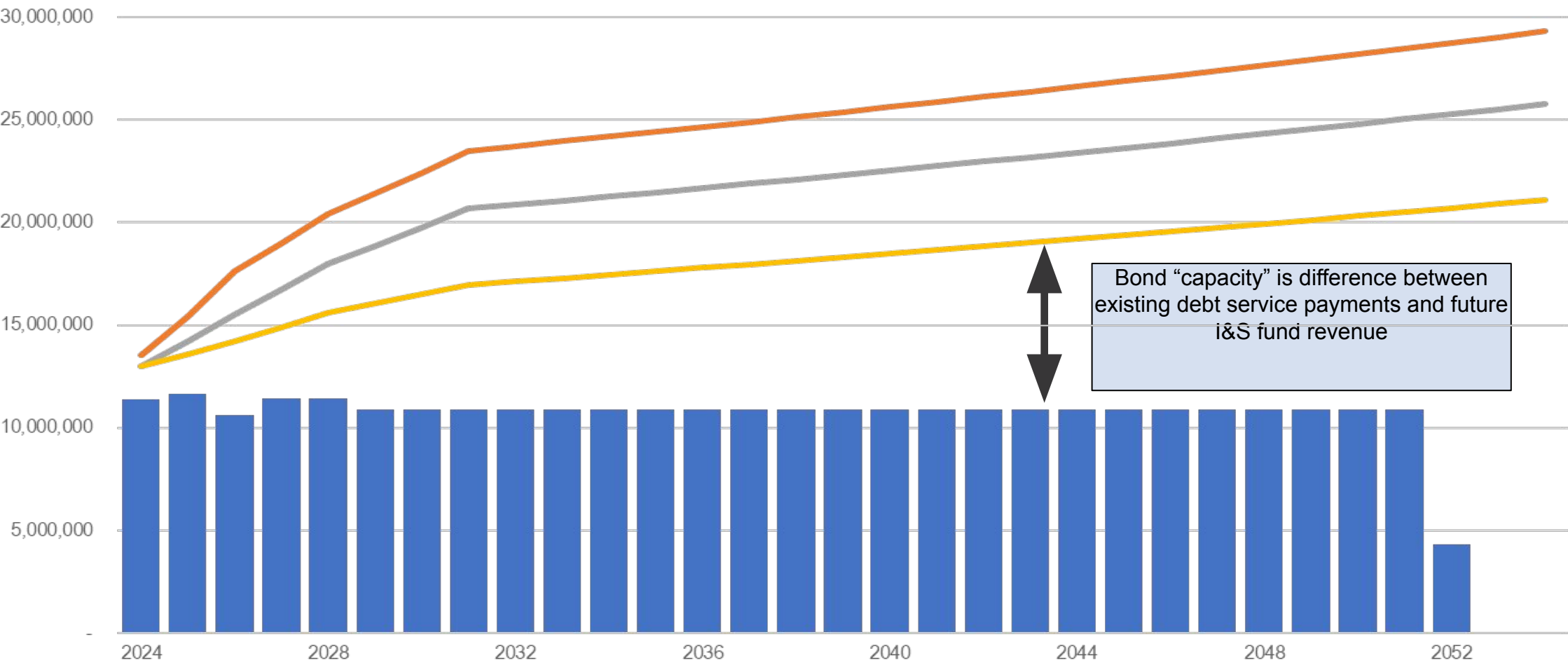
- ◆ Future bonding capacity is subject to a variety of factors, including:
 - Taxable assessed value growth rates
 - Future I&S tax rates
 - Timing of funding needs (full project costs)
 - Future refundings and defeasances with I&S cash
 - Interest rate movement
 - New bond structures





I&S fund revenue at \$0.4682 I&S tax rate depends on tax base growth

Existing Debt Service Fast Growth Mid Growth Low Growth





Bond capacity considerations – key takeaways for Elgin ISD

- ◆ Bond program assumes May 2024 bond election and August 2024 issuance
- ◆ Maintain current I&S tax rate of \$0.4682
- ◆ Assumes current market rates with 50bps of cushion (5.00% TIC)
- ◆ District continues its early bond retirement program for 2023/34
- ◆ Net frozen taxable value of \$2.65 billion in 2023/24
- ◆ Capacity at a constant I&S tax rate is dependent on future tax base growth – new “rooftops” and re-appraisals
- ◆ Given softening housing market, the addition of new rooftops will likely be the primary driver of tax base growth
- ◆ **Bond capacity is estimated at between \$125 million to \$150 million**



Demographics Update



ELGIN ISD

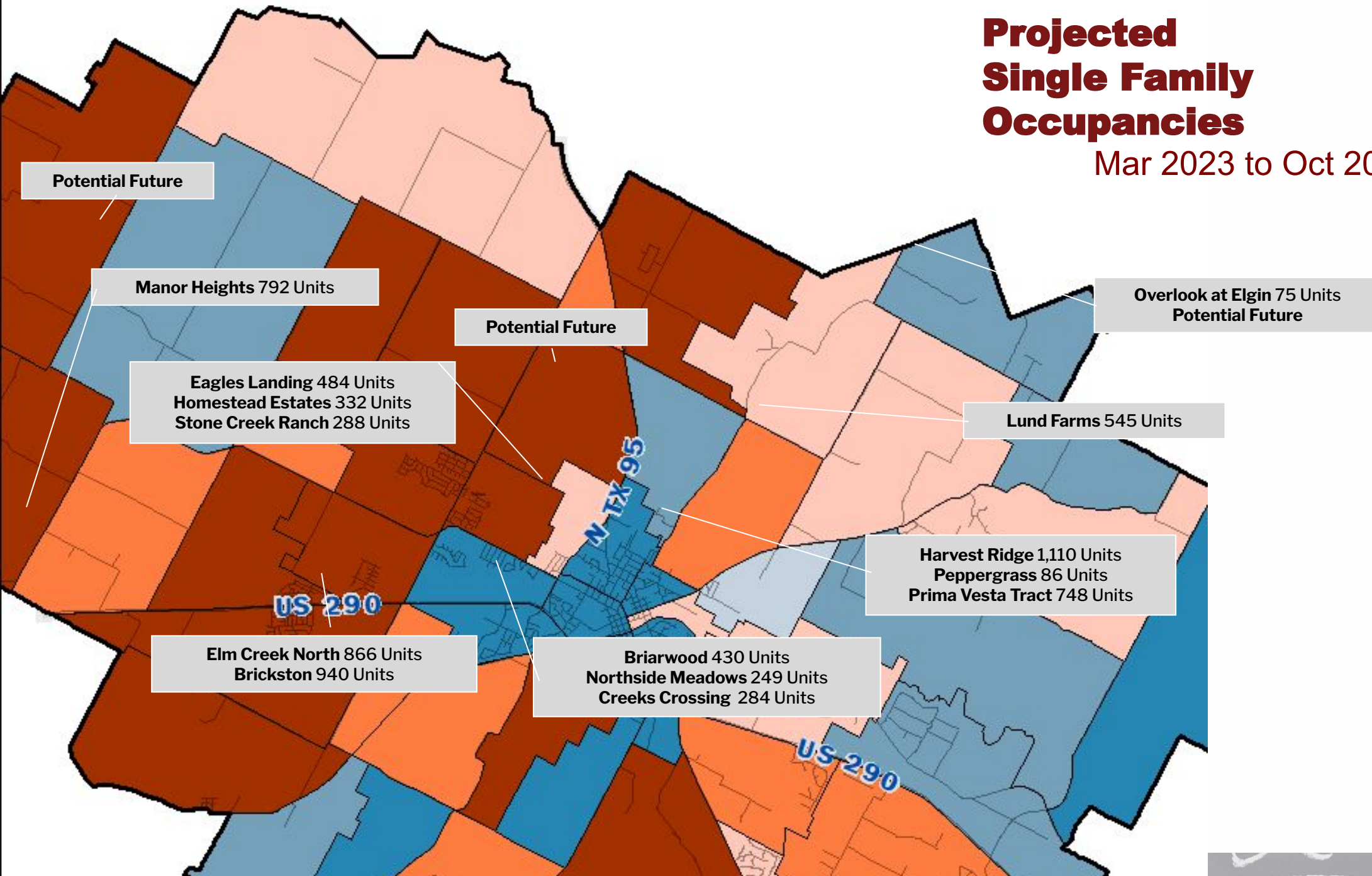
DEMOGRAPHIC STUDY

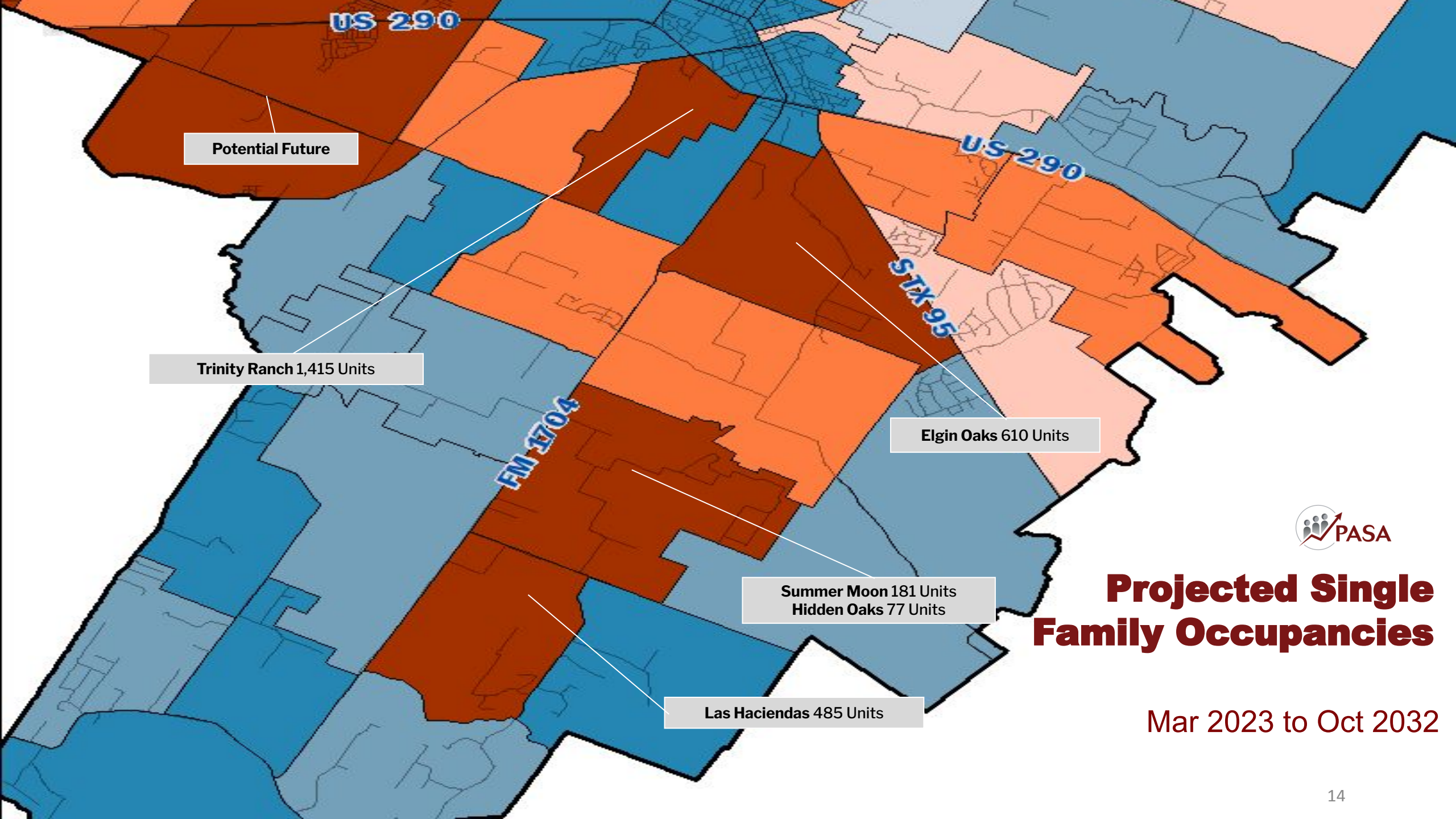
Spring 2023

POPULATION AND SURVEY ANALYSTS
WWW.PASATX.COM

Projected Single Family Occupancies

Mar 2023 to Oct 2032



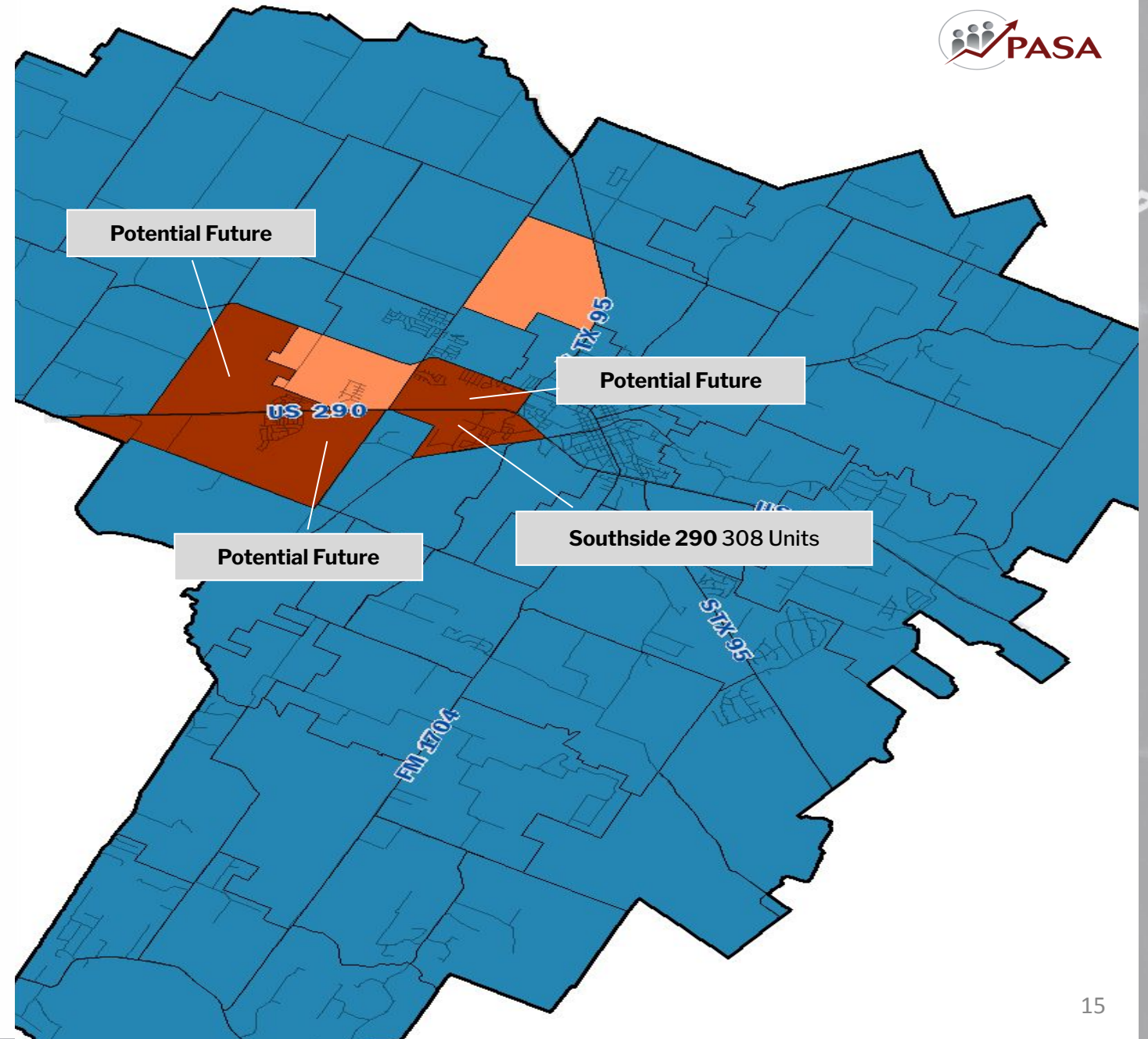
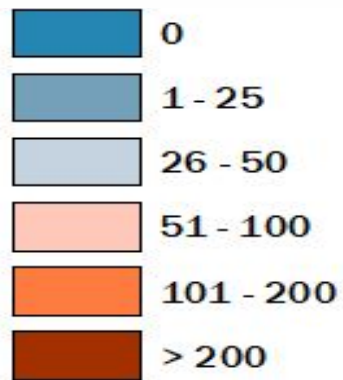


Projected Single Family Occupancies

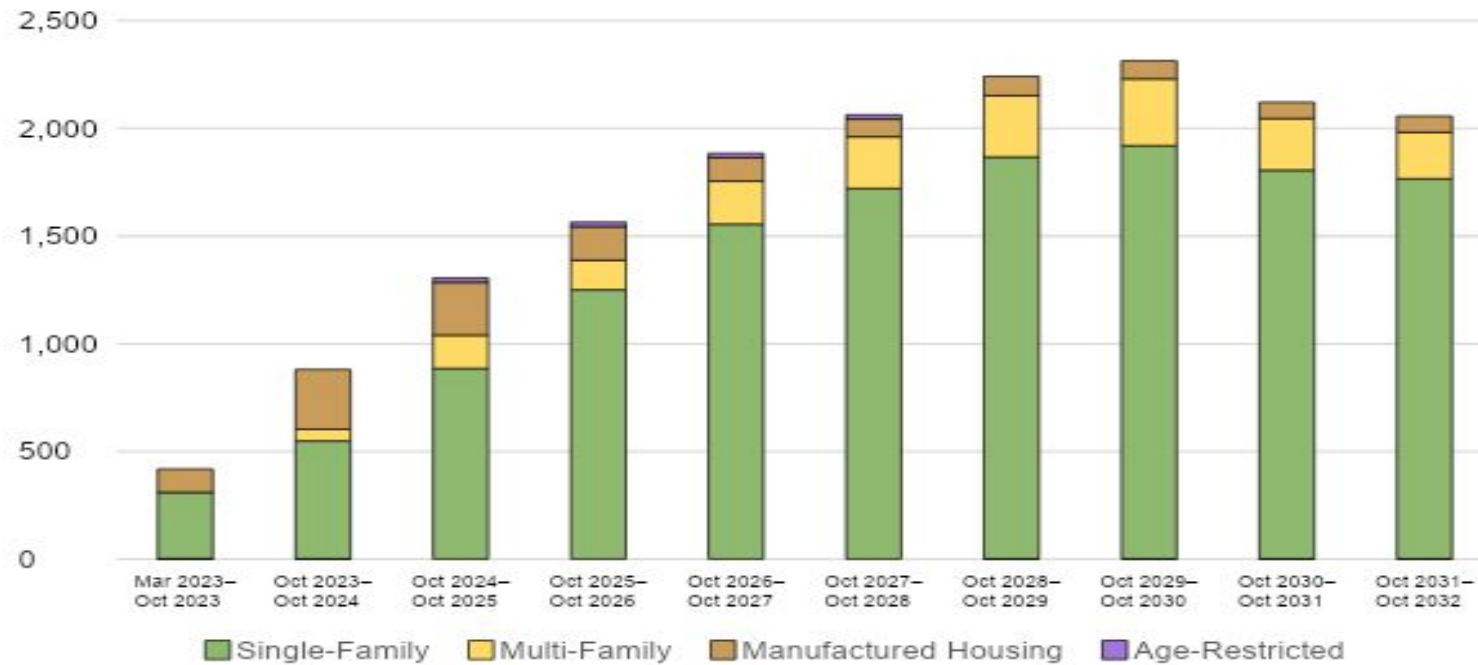
Mar 2023 to Oct 2032

Projected Multi-Family Occupancies

Mar 2023 to Oct 2032

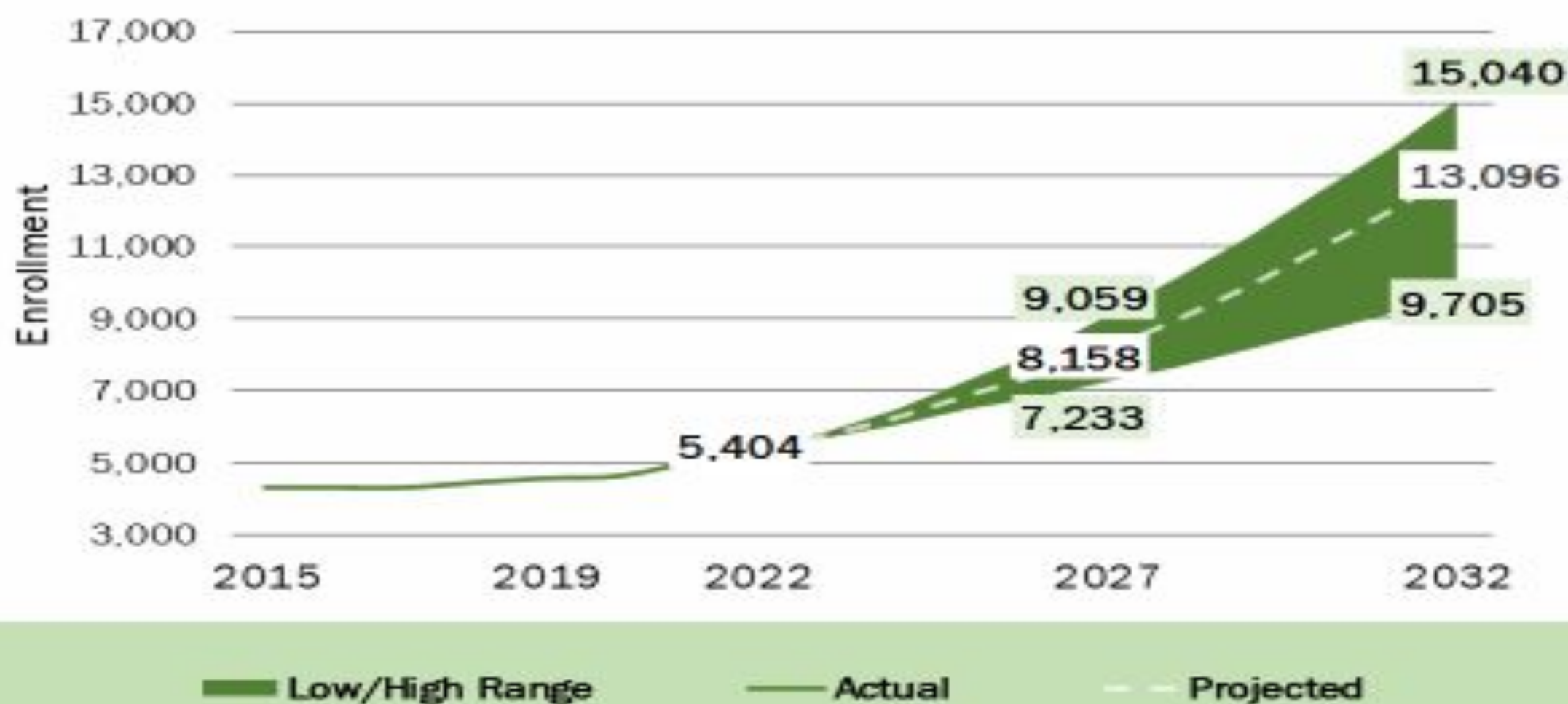


New Housing Projections by Year of Occupancy



Housing Type	Mar 2023–Oct 2023	Oct 2023–Oct 2024	Oct 2024–Oct 2025	Oct 2025–Oct 2026	Oct 2026–Oct 2027	Oct 2027–Oct 2028	Oct 2028–Oct 2029	Oct 2029–Oct 2030	Oct 2030–Oct 2031	Oct 2031–Oct 2032	Mar 2023–Oct 2032
Single-Family	310	548	885	1,250	1,555	1,721	1,867	1,920	1,806	1,766	13,628
Multi-Family	0	55	155	138	200	240	285	310	240	216	1,839
Manufactured Housing	108	277	245	156	109	82	90	84	75	75	1,301
Age-Restricted	0	0	20	20	20	20	0	0	0	0	80
Total	418	880	1,305	1,564	1,884	2,063	2,242	2,314	2,121	2,057	16,848

Three Scenarios of Growth

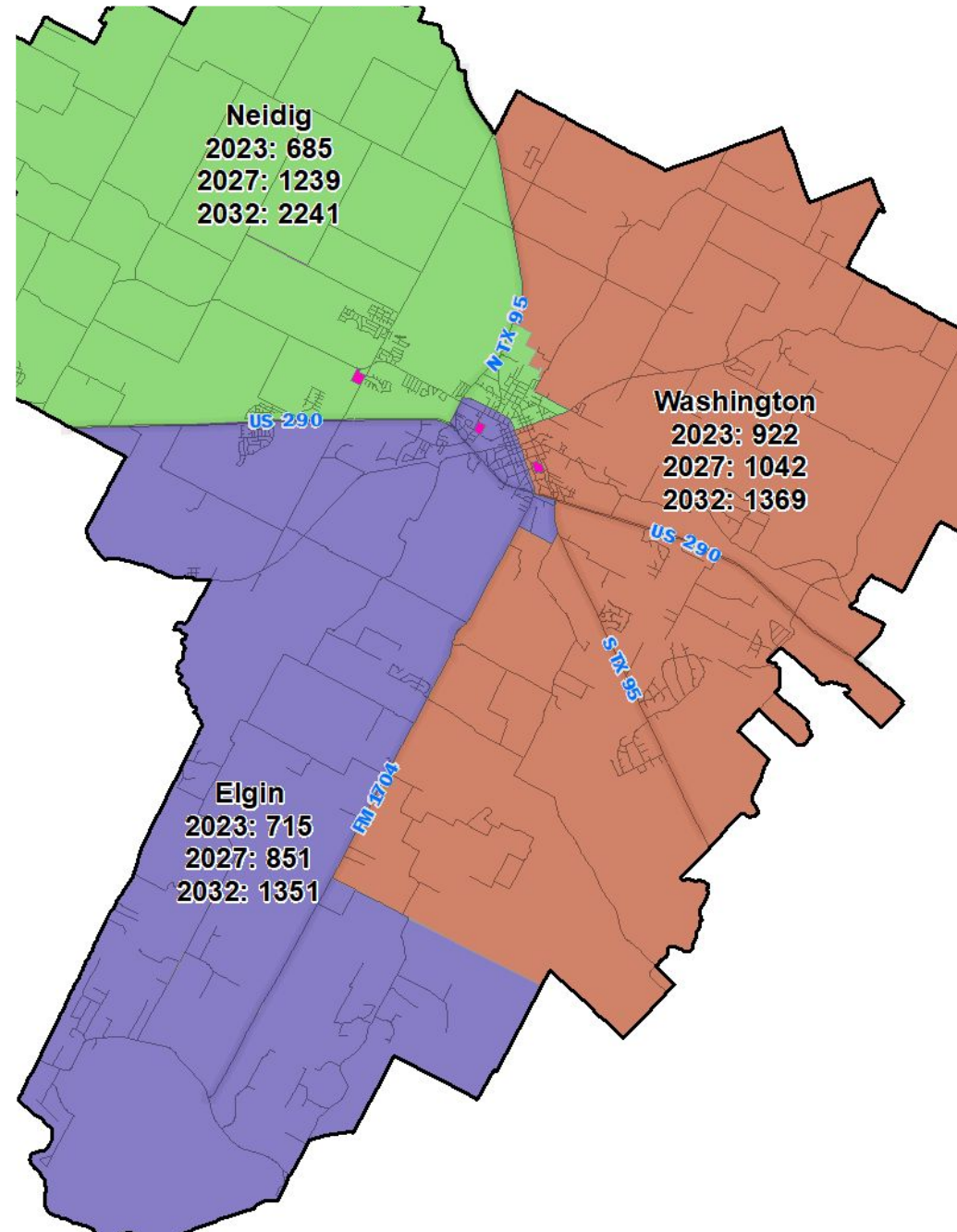


Moderate Growth Scenario

	2023	2024	2025	2026	2027
Enrollment	5,775	6,256	6,864	7,432	8,158
EE-4th	2,322	2,516	2,663	2,897	3,123
5th-6th	809	948	1,101	1,213	1,300
7th-8th	817	836	955	1,124	1,306
9th-12th	1,827	1,956	2,145	2,198	2,429
% Growth	6.87%	8.33%	9.72%	8.28%	9.71%
Growth	371	481	608	568	726
	2028	2029	2030	2031	2032
Enrollment	8,970	9,879	10,912	11,938	13,096
EE-4th	3,367	3,689	4,076	4,468	4,959
5th-6th	1,483	1,574	1,660	1,828	1,989
7th-8th	1,437	1,524	1,717	1,817	1,917
9th-12th	2,683	3,092	3,459	3,825	4,231
% Growth	9.95%	10.13%	10.46%	9.40%	9.70%
Growth	812	909	1,033	1,026	1,158

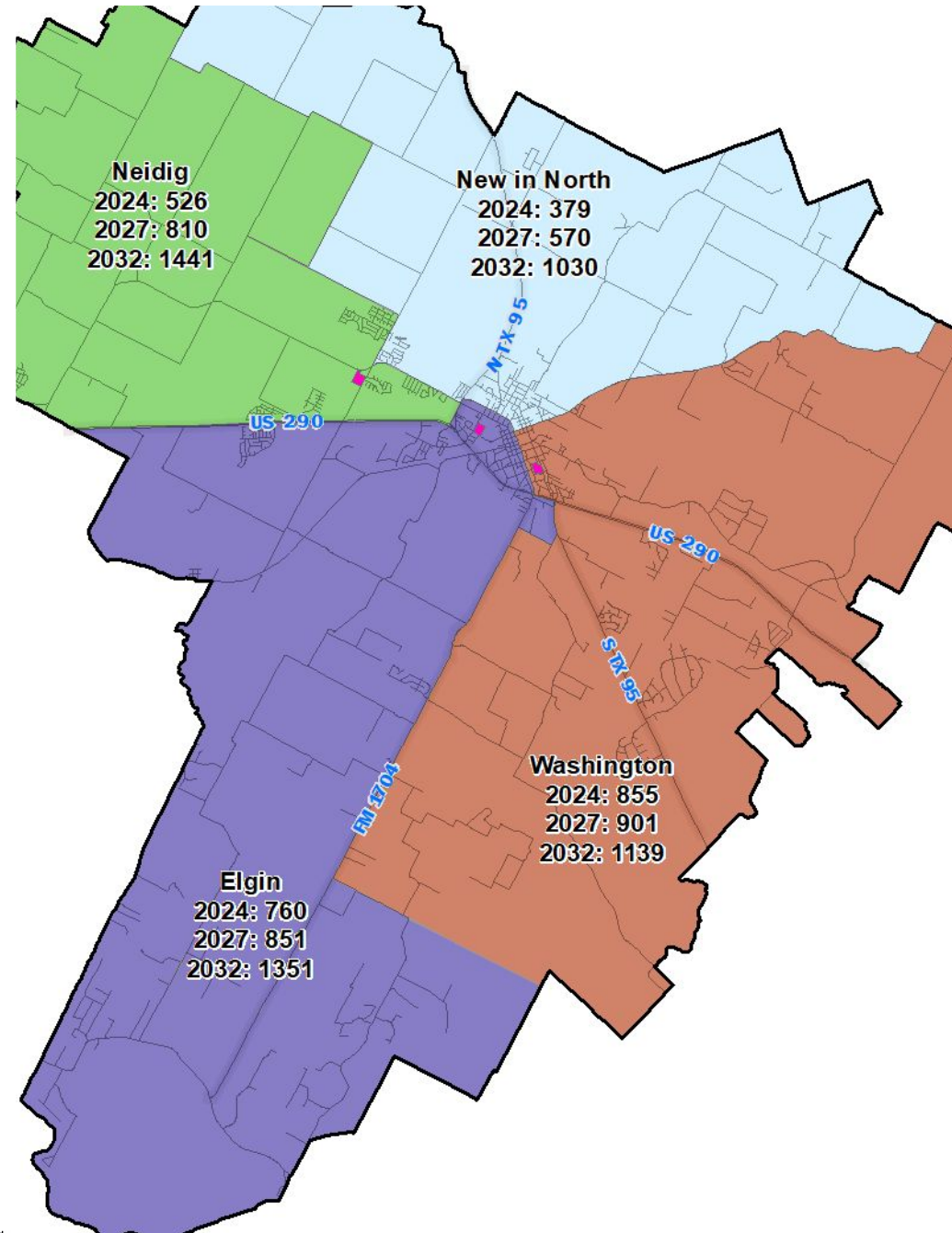
Current Elementary Attendance Zones

Projected Geocoded EE-4th Student Population



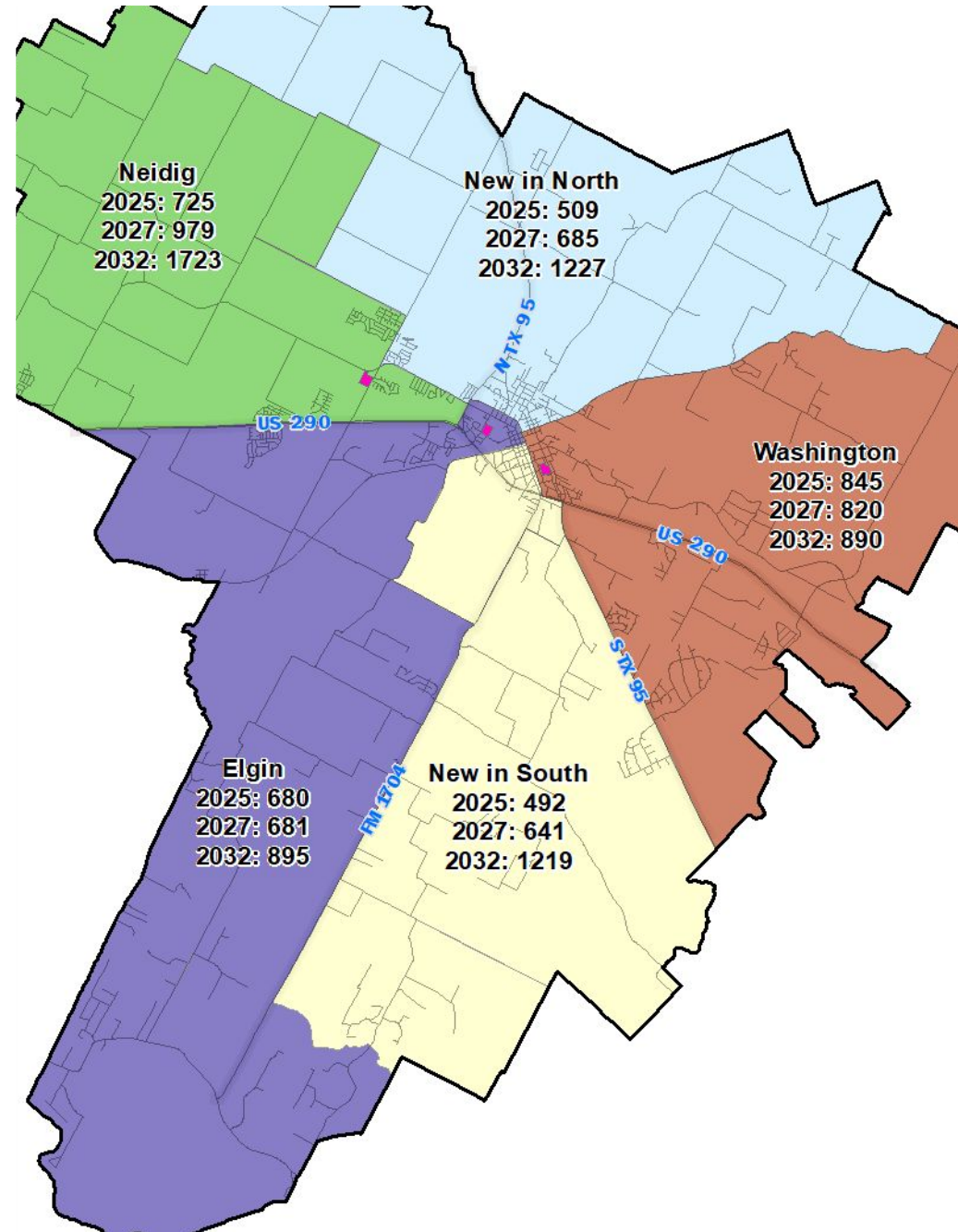
Elementary Step 1 New in North in 2024

Projected Geocoded EE-4th Student Population



Elementary Step 2 New in South in 2025

Projected Geocoded EE-5th Student Population



Current Secondary School Attendance Zones



	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Intermediate										
5th-6th Students Projected	809	948	1,101	1,213	1,300	1,483	1,574	1,660	1,828	1,989
Practical Capacityw/ Portables	713	713	713	713	713	713	713	713	713	713
Percent Utilization	113%	133%	154%	170%	182%	208%	221%	233%	256%	279%
Student Margin	-96	-235	-388	-500	-587	-770	-861	-947	-1,115	-1,276
Middle										
7th-8th Students Projected	817	836	955	1,124	1,306	1,437	1,524	1,717	1,817	1,917
Practical Capacityw/ Portables	990	990	990	990	990	990	990	990	990	990
Percent Utilization	83%	84%	96%	114%	132%	145%	154%	173%	184%	194%
Student Margin	173	154	35	-134	-316	-447	-534	-727	-827	-927
High										
9th-12th Students Projected	1,827	1,956	2,145	2,198	2,429	2,683	3,092	3,459	3,825	4,231
Practical Capacityw/ Portables	1,418	1,418	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
Percent Utilization	129%	138%	95%	98%	108%	119%	137%	154%	170%	188%
Student Margin	-409	-538	105	52	-179	-433	-842	-1,209	-1,575	-1,981
Totals:										
Students Projected	3,453	3,740	4,201	4,535	5,035	5,603	6,190	6,836	7,470	8,137
Practical Capacityw/ Portables	3,121	3,121	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953
Percent Utilization	111%	120%	106%	115%	127%	142%	157%	173%	189%	206%

Long Range Middle School Planning



	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Intermediate										
	5th-6th Grade		6th Grade		6th-8th					
Projected Students	809	948	516	637	664	707	722	783	825	872
Practical Capacity w/ Portables	713	713	713	713	713	713	713	713	713	713
Percent Utilization	113%	133%	72%	89%	93%	99%	101%	110%	116%	122%
Student Margin	-96	-235	197	76	49	6	-9	-70	-112	-159
Middle										
	7th-8th Grade				6th-8th					
Projected Students	817	836	955	1,124	652	793	907	1,018	1,111	1,210
Practical Capacity w/ Portables	990	990	990	990	990	990	990	990	990	990
Percent Utilization	83%	84%	96%	114%	66%	80%	92%	103%	112%	122%
Student Margin	173	154	35	-134	338	197	83	-28	-121	-220
MS #2										
	6th-8th									
Projected Students					617	670	702	740	782	834
Practical Capacity w/ Portables					990	990	990	990	990	990
Percent Utilization					62%	68%	71%	75%	79%	84%
Student Margin					373	320	288	250	208	156
Totals:										
Students Projected	1,626	1,784	1,471	1,761	1,933	2,170	2,331	2,541	2,718	2,916
Practical Capacity w/ Portables	1,703	1,703	1,703	1,703	2,693	2,693	2,693	2,693	2,693	2,693
Percent Utilization	95%	105%	86%	103%	72%	81%	87%	94%	101%	108%

QUESTIONS?



Key Takeaways?

- Any questions or thoughts on:
 - the demographic report?
 - anything else from the last meeting?

Questions submitted last meeting:

1. What are amounts of revenue to the General Fund from Local, State, Federal? Actual amounts, not percentages.
2. As an educator, what is the manner in which we address the bond to students or parents who are concerned?
3. Were there any projects that were bumped due to financing? If so, is that list going to be a part of the discussion?

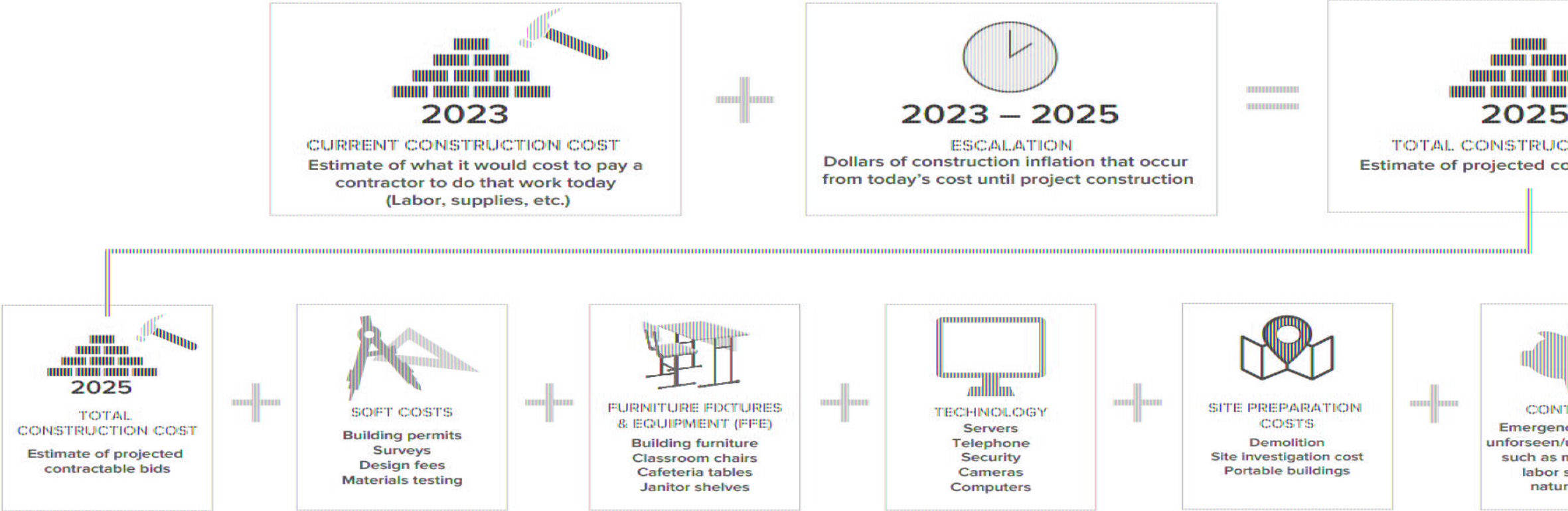
A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows. The front row consists of three graduates, and the back row consists of four graduates. They are all smiling and posing for the camera. The text "Campus Tour" is centered over the image in a large, white, sans-serif font.

Campus Tour

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are smiling and posing for a photo. The text "Building Bond Budgets" is centered over the image in a large, white, sans-serif font.

Building Bond Budgets

Building a Bond Budget



Other Budget Factors

There are new codes/requirements for schools that also cause costs to increase:

- New Safety & Security Standards enacted by TEA
- New Safety & Security bill passed by the Texas Legislature (HB 3 in the 2023 session)
- City of Elgin adopted 2021 International Building Code, which includes acoustical requirements for classrooms that did not exist previously
- City also adopted 2021 International Energy Conservation Code, including the appendix requiring solar-ready buildings

Cost Examples

Central Texas saw a
41% increase in
construction costs from
2021 to 2023!

- Project costs are much higher today than they were even a couple of years ago due to inflation and supply shortages
- **2021 vs. 2023 Total Project Costs:**
 - Elementary School (based on Harvest Ridge): \$38.5 M → \$54.2 M
 - Middle School (1,000 students, 168,000 s.f.): \$68.7 M → \$96.9 M
- Now expecting **8-9% increase per year** for the next couple of years
- Projects also take longer to construct & if timelines are compressed, costs are less competitive

Similar Projects: Current Costs

- Recent Central Texas Elementary School Construction Costs & Estimates:
 - Hays CISD ES #16 (Bid 9/2022): \$44,860,127 | 114,650 s.f.
 - Georgetown ISD ES #11 (Bid 10/2022): \$49,316,979 | 126,550 s.f.
 - Belton ISD Hubbard Branch ES (Bid 1/2023): \$37,704,479 | 111,613 s.f.
 - Hays CISD ES #17 (Bids 1/2024): \$47,988,676 | 114,650 s.f.
 - New Braunfels ISD ES #11 Bids 1/2024): \$44,978,207 | 107,500 s.f.
 - Georgetown ISD ES #12 (Bids 3/2024): \$52,200,000 | 126,550 s.f.

Project Timelines

Bond Sales: Takes about 3 months to sell bonds after the election

- **Renovations: 6-24 months**
 - 3-12 months for design
 - 3-12 months for construction
- **Additions: 18-36 months**
 - 6-12 months for design
 - 12-24 months construction
- **New Elementary School: 27-30 months**
 - 12-14 months for design
 - 15-16 months for construction
- **New Middle School: 30-36 months**
 - 12-14 months for design
 - 18-22 months for construction

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows, with some in the front row holding diplomas. The text "Project Considerations" is centered over the image in a large, white, sans-serif font.

Project Considerations

Grade-Level Realignment: Long Term Vision

- **Early Learning Center (Possible Future)**

- Pre-K
- Early Childhood Special Education (ECSE) for 3 year-olds
- Expanded child care for 6 weeks - 3 year-olds (Child Development Center)
- Lab setting for Career & Technical Education (CTE) Teaching & Training Program of Study

- **Elementary School (2025)**

- Pre-K/K through 5th grade at each campus
- New attendance zones for new schools

- **Intermediate School (2025)**

- Reconsider intermediate school model

- **Middle School (2025)**

- 6th-8th grade

- **High School**

- 9th-12th grade
- Option for 9th grade center or 9th/10th grade center

Project Considerations - Growth

- **New Elementary School**

- with new Harvest Ridge & Trinity Ranch ES and new attendance boundaries, projections show new ES needed by 2027 or 2028

- **Intermediate School Repurposing**

- Flex campus for short-term capacity demand (6th grade, 3rd-5th campus, etc.)
- Early Learning Center

- **Middle School**

- Additional Capacity at EMS
- Second MS

- **High School Capacity**

- 9th grade center / additions at EHS
- Phoenix HS expansion
- Press Box/CTE/ Flex Instructional Space

Project Considerations - Growth

- **Child Development Center**
 - at old FBC, HS (CTE), or EIS
- **Land acquisition for future facilities**
- **Phase 2 of Transportation Facility**
- **Buses**
- **Central Warehouse Expansion**
- **Technology Infrastructure**

Project Considerations - Aging Conditions

- **Priority Maintenance Projects**

- Electrical Upgrades
- Mechanical (HVAC) Replacement
- Fire Alarm System Replacement
- Roofing Repairs

- **General Campus Upgrades**

Project Considerations - Evolving Expectations

- **Safety & Security**

- Fencing
- Entrances

- **ADA (Accessible) Access**

- Parking
- Sidewalks
- Restrooms

- **Collaboration & Student Choice**

- Furniture
- Flexible use spaces

- **Campus Comparability**

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows. The front row has three graduates, and the back row has four. They are all smiling and looking towards the camera. The text "Small Group Exercise" is centered over the image in a large, white, sans-serif font.

Small Group Exercise

Small Group Exercise

This group will be split into 3 groups that will rotate around the room to discuss the following categories:



NON-NEGOTIABLES

Which projects do you feel **MUST** be in a May 2024 bond?



LOOKING AHEAD

Which projects do you feel are important to include in a future bond?



REMOVE FROM LIST

Which projects do you feel wouldn't have community support at any time and should not be considered?

Small Group Exercise

Things to note:

- “Non-Negotiables” are what you feel is most important, but the projects that are included in a bond will depend on financial capacity, the Committee reaching consensus, and, ultimately, the Board’s call.
- Cost is a huge factor in these decisions. Right now, these costs are estimates of a potential range to help the discussion. As projects are determined, associated costs will be more accurate.

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows. The front row consists of three individuals, and the back row consists of four. They are all smiling and posing for the camera. The text "Wrap Up" is centered over the image in a large, white, sans-serif font.

Wrap Up

Wrap Up

- Spend 5 minutes sharing out at your table anything you learned tonight, or any feedback you have based on what we've discussed so far.
- Use the note cards at your table to write down any questions or comments you have for the district. Include your email if you'd like us to follow up with you directly, otherwise we will provide a response for you in the next meeting.

Next Meeting

- Next Meeting:

Monday, October 23 at 5:30 pm

Elgin Intermediate School

We will cover:

Project Prioritization

Cost Analysis

Overview of Schedule

Meeting	Date	Time	Location
Meeting 1	Tonight	5:30	Neidig Elementary School
Meeting 2	Monday, Sep. 25	5:30	Booker T. Washington Elementary School
Meeting 3	Wednesday, Oct. 11	5:30	Elgin Elementary School
Meeting 4	Monday, Oct. 23	5:30	Elgin Intermediate School
Meeting 5	Monday, Nov. 6	5:30	Elgin Middle School
Meeting 6	Monday, Dec. 4	5:30	Elgin High School

A group of graduates in caps and gowns, overlaid with a purple filter. The graduates are arranged in two rows. The front row consists of four individuals, and the back row consists of five. They are all smiling or looking towards the camera. Some are making hand gestures. The text "Thank you!" is centered over the image in a large, white, sans-serif font.

Thank you!