



# Elgin ISD

**CITIZENS' BOND COMMITTEE**

Meeting 4  
Monday, October 23  
Elgin Intermediate School



**Welcome!**

# Agenda

- Welcome
- Meeting 3 Recap
- Campus Tour
- Project Feedback
- Cost Considerations
- Revisit Project Considerations
- Project Prioritization - Round 1
- Wrap Up



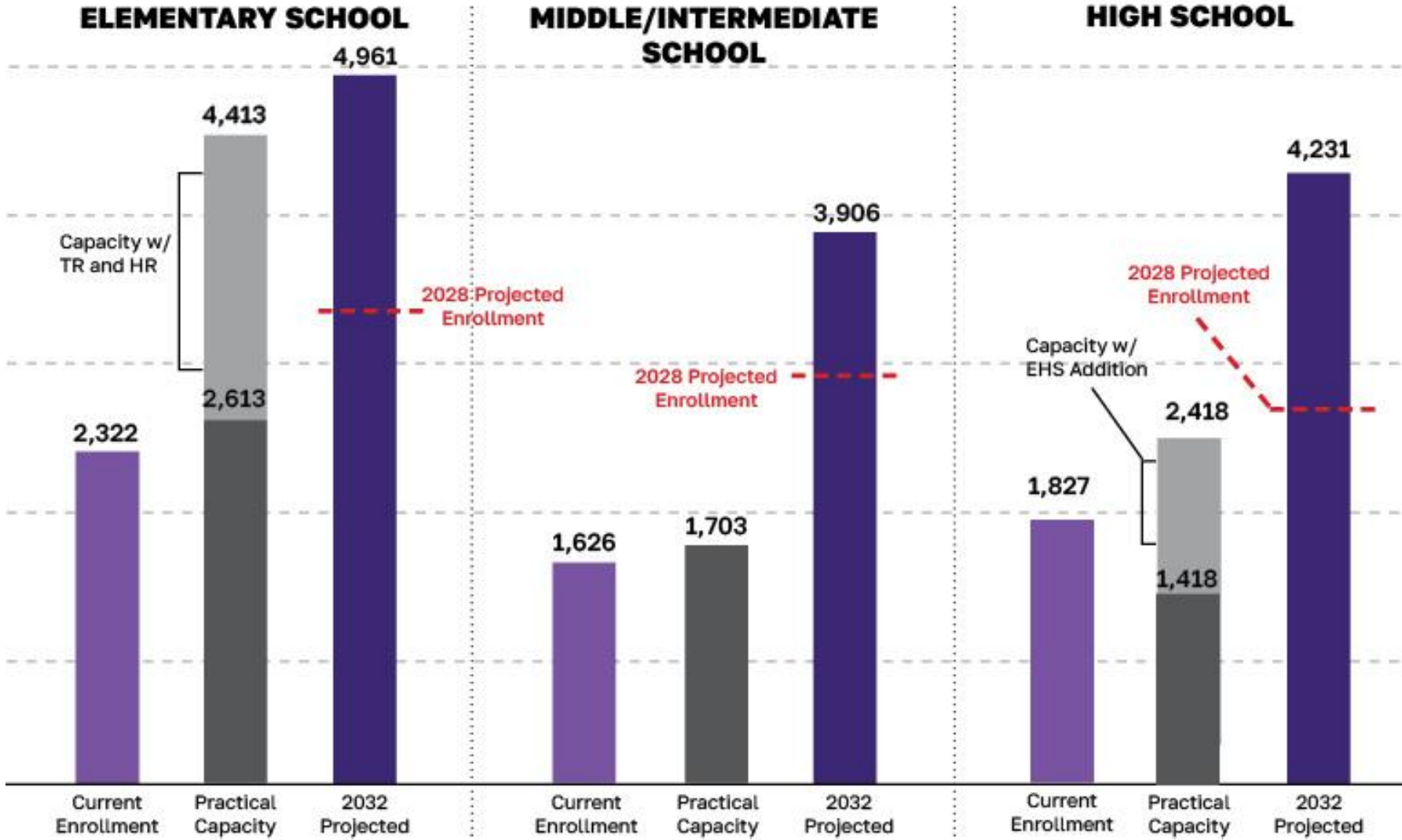
# Meeting #3 Recap

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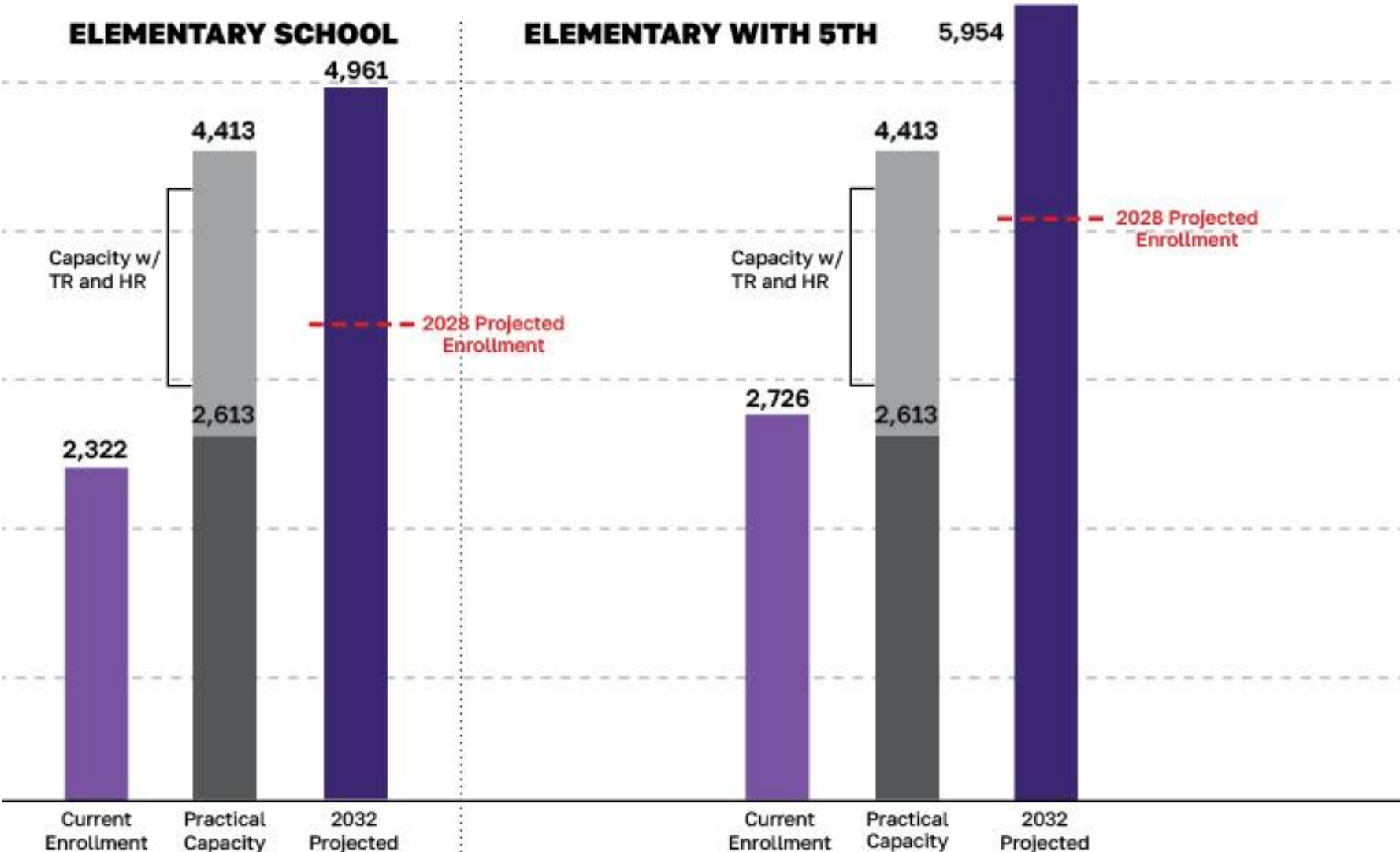
Last meeting, we covered:

- A review of school finance and Elgin ISD's current and projected financial standing, including potential bonding capacity.
  - \$125M - \$150M based on current tax base and no increase to the tax rate
  - Committee can recommend higher bonding amount recognizing EISD wouldn't sell bonds until tax base could support it.
- A review of PASA's demographic projections for Elgin ISD
  - Projections indicate that in 10 years, enrollment will have almost doubled even within the low range of predicted growth.
  - The high range of growth projects shows enrollment almost tripling in that same time.

# Projections Based on Current Alignment

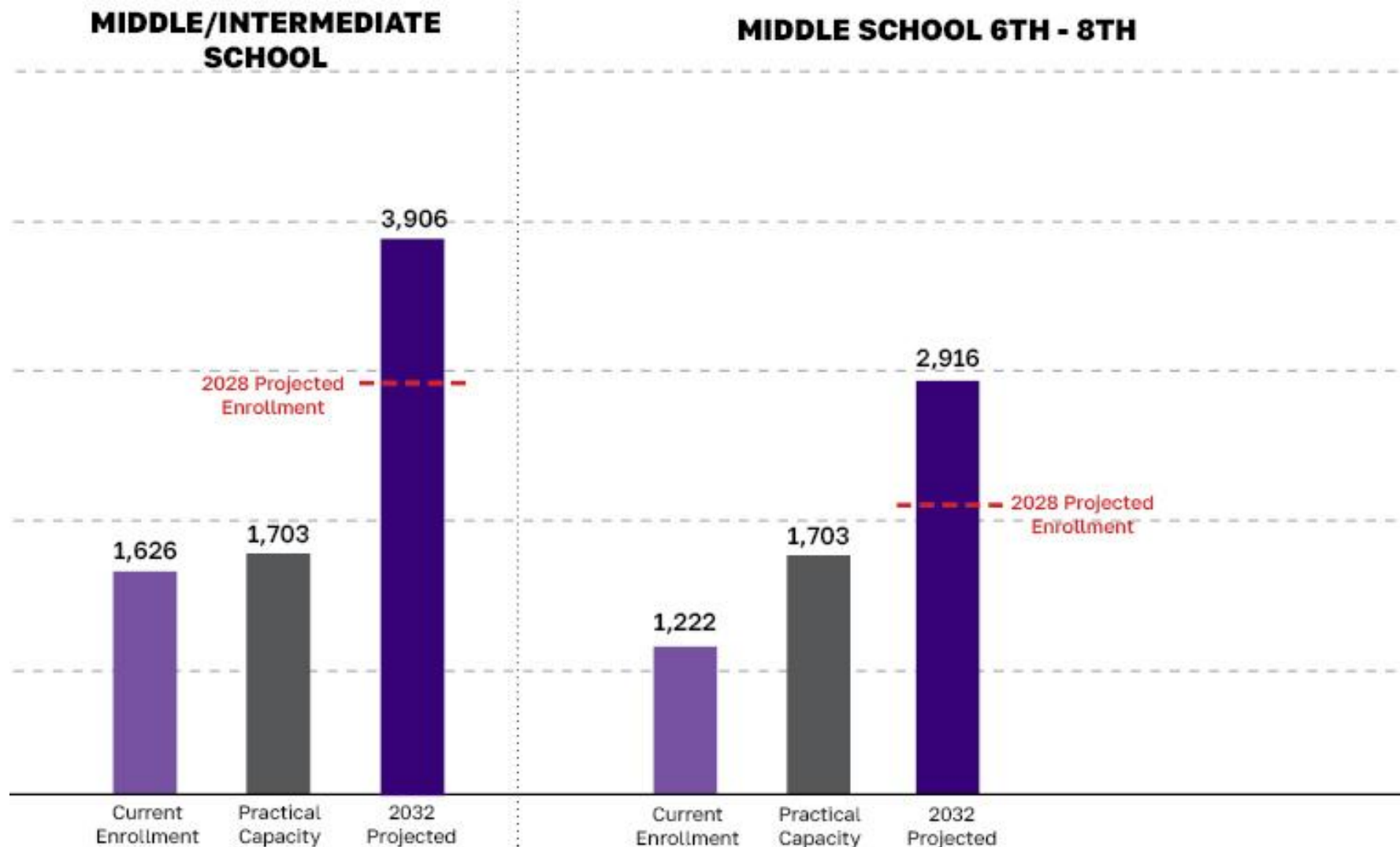


# Elementary Projections Based on Planned Alignment





# Intermediate/Middle Projections Based on Planned Alignment





# Meeting #3 Recap

- A tour of Elgin Elementary School
- How budgets for bond projects are built
- Elgin's long term vision for grade alignment
- Project considerations
- The Committee's non-negotiables, projects for future bonds, and concerns.



## Voters have been supportive of prior Elgin ISD bonds

Election Date	Prop	Purpose	Amount (\$000s)	For/Against	Issued (\$000s)	Unissued (\$000s)
Nov 2021	Prop A	School Building	\$171,710	64.5% Approved	\$171,710	--
Nov 2021	Prop B	Stadium Impv	\$7,240	57.7% Against	--	--
Nov 2021	Prop C	Rec Faciliites	\$11,050	50.6% Approved	\$11,050	--
<b>2021 Total</b>			<b>\$190,000</b>		<b>\$182,760</b>	
May 2007	Prop 1	School Building	\$30,205	59.8% Approved	\$30,205	--
May 2007	Prop 1	School Building	\$13,775	56.9% Approved	\$13,775	--
<b>2007 Total</b>			<b>\$43,890</b>		<b>\$43,890</b>	
February 2003	Prop 1	School Building	\$18,410	69.8% Approved	\$18,410	--
February 2003	Prop 2	Athletic Imp	\$5,955	60.3% Approved	\$5,955	--
February 2003	Prop 3	School Building	\$2,650	66.9% Approved	\$2,650	--
<b>2003 Total</b>			<b>\$27,015</b>		<b>\$27,015</b>	
Sept 1997	Prop 1	School Building	\$15,000	74.0% Approved	\$15,000	--
<b>1997 Total</b>			<b>\$15,000</b>		<b>\$15,000</b>	

# 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

# Key Takeaways?

- What have you learned so far?



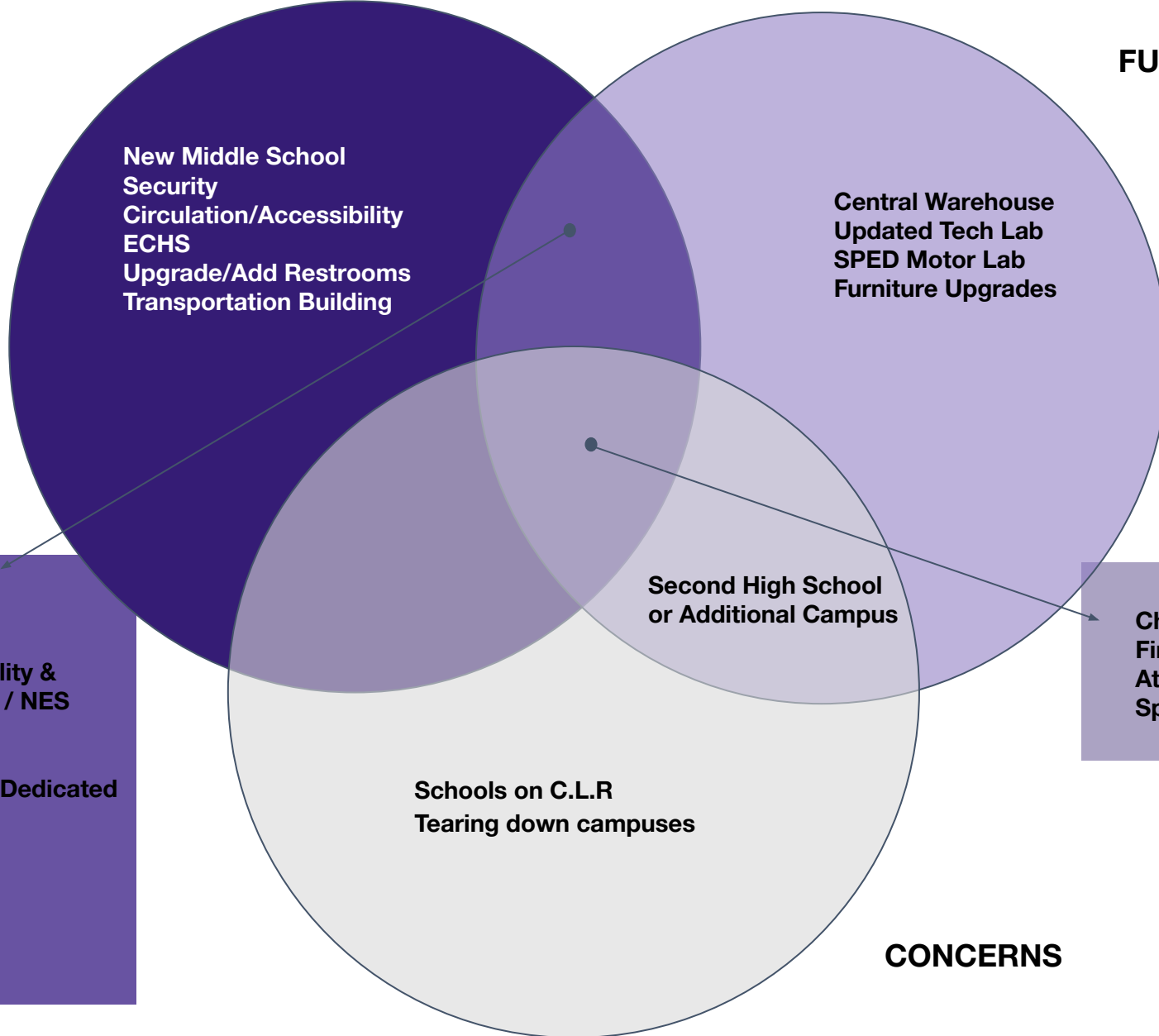
# Campus Tour



# Project Feedback

**NON-NEGOTIABLES**

**FUTURE BOND**



**New Middle School  
Security  
Circulation/Accessibility  
ECHS  
Upgrade/Add Restrooms  
Transportation Building**

**Central Warehouse  
Updated Tech Lab  
SPED Motor Lab  
Furniture Upgrades**

**Second High School  
or Additional Campus**

**Schools on C.L.R  
Tearing down campuses**

**CONCERNS**

**New Elementary School  
Intermediate School  
Addition to HS  
Renovations to ES for Comparability &  
Portables (specifically BTW / EES / NES  
Serving Lines)  
More Buses  
Enhancing CTE Programs and/or Dedicated  
CTE Center  
PHS  
Land Acquisition  
Technology**

**Child Development Center  
Fine Arts Improvements  
Athletic Improvements & Dedicated  
Spaces**



# Non-Negotiables + Overlap

**New Middle School  
Security  
Circulation/Accessibility  
ECHS  
Upgrade/Add Restrooms  
Transportation Building**

**New Elementary School  
Intermediate School  
Addition to HS  
Renovations to ES for Comparability & Portables (specifically BTW / EES / NES  
Serving Lines)  
More Buses  
Enhancing CTE Programs and/or Dedicated CTE Center  
PHS  
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Technology**

**Child Development Center  
Fine Arts Improvements  
Athletic Improvements & Dedicated Spaces**



# Cost Considerations

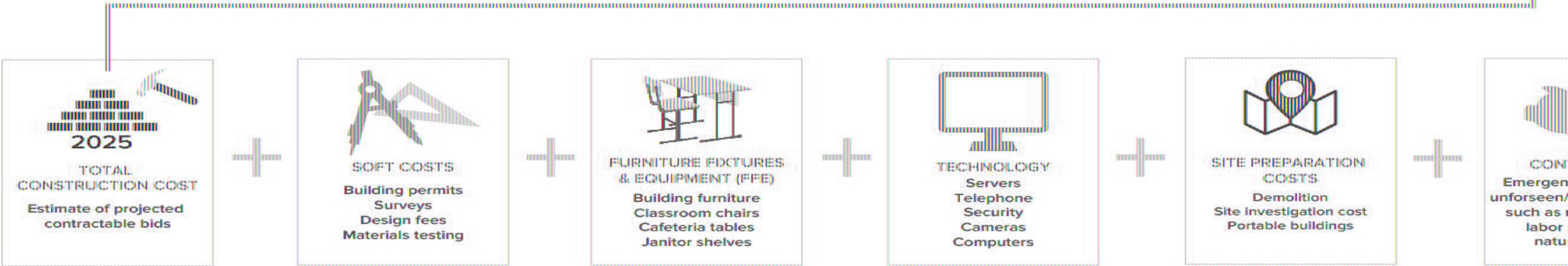
# Cost Considerations

- Tonight, we will refine the projects the Committee wants to focus on. We will use that to inform budgets and analysis so you have real costs for the second round of prioritization at the next meeting.
- Consider these values helpful context as you go through the first round of prioritizing tonight.
- **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

# Similar Projects: Current Costs

- Recent Central Texas Elementary School Construction Costs & Estimates:
  - Hays CISD ES #16 (Bid 9/2022): **\$44,860,127** | 114,650 sf = \$392/sf
  - Georgetown ISD ES #11 (Bid 10/2022): **\$49,316,979** | 126,550 sf = \$390/sf
  - Belton ISD Hubbard Branch ES (Bid 1/2023): **\$37,704,479** | 111,613 sf = \$338/sf
  - **Elgin ISD Harvest Ridge ES (Bid 1/2023): \$32,188,861 | 84,193 sf = \$383/sf**
  - Hays CISD ES #17 (Bids 1/2024): **\$47,988,676** | 114,650 sf = \$419/sf
  - New Braunfels ISD ES #11 (Bids 1/2024): **\$44,978,207** | 107,500 sf = \$419/sf
  - Georgetown ISD ES #12 (Bids 3/2024): **\$52,200,000** | 126,550 sf = \$413/sf

# Building a Bond Budget



# 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. The front row consists of four graduates, and the back row consists of five graduates. They are all wearing dark blue or black gowns and caps. Some graduates have stoles or sashes. One graduate in the back row has a sash that says "CLASS OF 2023". Another graduate in the front row has a sash that says "CLASS OF 2023". The text "Project Considerations" is centered over the image in a large, white, sans-serif font.

# Project Considerations



# 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**

# Non-Negotiables + Overlap

**New Middle School  
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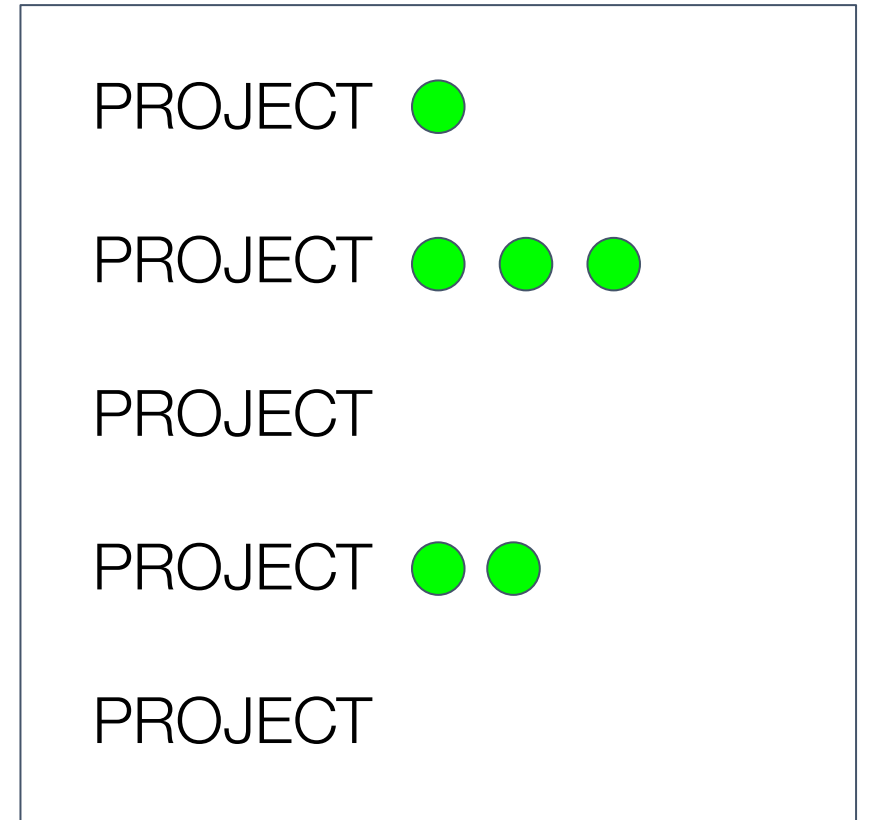
**Child Development Center  
Fine Arts Improvements  
Athletic Improvements & Dedicated Spaces**



# Project Prioritization Round 1

# Prioritization

1. Each project is listed on the charts around the room (they are also listed on the worksheet in front of you).
2. Take your dot stickers and place them by the projects you deem as high priority. You may place multiple dots on one project to signify how high of a priority it is.
3. Keep in mind, you have less dots than there are projects so you must prioritize what is most needed by students.







# 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, November 6 at 5:30 pm

Elgin Middle School

We will cover:

Project Prioritization, Round 2

Initial Consensus

# 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
<b>Meeting 5</b>	<b>Monday, Nov. 6</b>	<b>5:30</b>	<b>Elgin Middle School</b>
Meeting 6	Monday, Dec. 4	5:30	Elgin High School



**Thank you!**