ELGIN ISD
ONE TOWN • ONE TEAM • ONE FAMILY

2021 Citizen's Bond Advisory Committee
Meeting #3
Thursday, May 20
Elgin Middle School
1351 N. Avenue C; Elgin, TX 78621

Committee Charge

To help Elgin ISD plan for the future, the Citizen's Bond Advisory Committee is charged with representing the entire community in the facility planning process; assisting the district in assessing and prioritizing current and long-term facility needs; evaluating growth and capacity, as well as building age, safety and condition; analyzing student and program equity; and considering educational delivery and programs. Taking its findings and considering the district's current financial position and funding methods, the Citizen's Bond Advisory Committee is ultimately charged with developing a recommendation that is fiscally sound and aligns with the district's mission, vision and goals and presenting its recommendation to the Elgin ISD Board of Trustees on how to proceed with a potential bond election.

Agenda

1. Welcome **(Dr. Jodi Duron, Superintendent)**   **6:00**
2. Address new questions and comments from previous meeting   **6:05**
   (Dr. Jodi Duron, Superintendent)
3. Elgin ISD demographics **(Population and Survey Analysts)**   **6:15**
4. Long-Range Facilities Plan and Priority Codes **(Darrell Pearson, PBK;**   **6:45**
   Luis Salazar, PBK; Courtney Lange, PBK)
5. Offer questions, comments and feedback **(all)**   **7:20**
6. Dismiss   **7:30**

Handouts

1. Agenda
2. Presentation Slides

Upcoming Meeting Schedule/Content

#1 Thursday, May 6: Committee Charge and Process; Elgin ISD Bond History; How Did We Get Here?; Public School Finance 101

#2 Thursday, May 13: Elgin ISD Facilities Tour

#3 Thursday, May 20: Demographics; Long-Range Facilities Plan and Priority Codes (Facility Assessment)

#4 Thursday, May 27: Teaching & Learning in Elgin ISD; Junior High School & High School Needs and Proposed Projects

#5 Thursday, June 3: Teaching & Learning in Elgin ISD; Elementary School & Intermediate School Needs and Proposed Projects

#6 Thursday, June 10: District-wide Needs and Proposed Projects; Elgin ISD Financial Capacity and Tax Impact; Bond Construction Homework

#7 Thursday, June 17: Bond Deliberation Night

#8 Thursday, June 24: Review and Finalize Committee's Work; CELEBRATE; Where Do We Go From Here?

Monday, July 19: Recommendation to Board of Trustees

Monday, August 16: LAST DAY TO CALL NOVEMBER 2021 BOND

Notes

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ELGIN ISD
ONE TOWN • ONE TEAM • ONE FAMILY

CITIZEN'S BOND ADVISORY COMMITTEE

MEETING #3

Thursday, May 20, 2021
6:00 PM – 7:30 PM
Elgin Middle School

QUESTIONS FROM MEETING #2

MEETING #2 QUESTIONS

Q: WHAT IS THE CURRENT ENROLLMENT IN ELGIN ISD PRE-K?

A: Enrollment in Pre-K has steadily grown each year. In a non-COVID year, our numbers have reached/exceeded 250 students. We have seen an estimated growth of 5-8% each year.

Q: WHAT ARE FUTURE PROGRAM GOALS IN TERMS OF ENROLLMENT AND/OR PARTNERSHIPS WITH ADDITIONAL PROVIDERS?

A: The goal is to increase our enrollment, based on eligibility, and in proportion to our overall population increases.

MEETING #2 QUESTIONS

Q: HOW IS THE ESTIMATED ELIGIBLE POPULATION DETERMINED?

A: Estimated eligible population is based on these requirements:

- o Educationally disadvantaged (eligible for the National Free or Reduced-Price Lunch Program).
- o Unable to speak and comprehend English. Student must be tested and qualify.
- o Homeless
- o Child of a member of the armed forces of the U.S., including the state military forces or a reserve component of the armed forces, who was injured or killed while serving on active duty.
- o Child who has ever been in the conservatorship (foster care) of the Department of Family and Protective Services (DFPS) following an adversary hearing.

Q: WHAT IS THE ESTIMATED NEED/FAMILY INTEREST?

A: The need/interest aligns with our demographic population based on eligibility criteria mentioned above.

MEETING #2 QUESTIONS

Q: WHAT ASSUMPTIONS AND CONSTRAINTS ARE UNDERLYING THE CURRENT AND NEAR-FUTURE EARLY CHILDHOOD EDUCATION STRATEGY?

A: Currently, our Pre-K program lives at Elgin Elementary School and serves all three elementary campuses (Elgin, Neidig, and BTW). Importantly, the facility was built to accommodate the "littles", which includes classroom restrooms needed for Pre-K students. To move the Pre-K program to each of the existing campuses would require construction upgrades, which could be costly; however, this is an option. Another option to remedy our Pre-K growth is to have "new build" elementary schools include Pre-K and serve other Pre-K students within the regional boundary of the district (i.e. a new elementary school in the north/west portion of the district could also serve Pre-K students at Neidig Elementary). A third option would be to consider a separate facility as an early childhood campus or Pre-K Center, depending on growth patterns and funding capabilities. Any and all options are on the table to effectively and efficiently manage our growing Pre-K numbers.

MEETING #2 QUESTIONS

Q: ARE THERE CONSTRAINTS ON THE PRE-K PROGRAM'S EFFECTIVENESS THAT A BOND COULD ADDRESS?

A: The law requires an 11:1 ratio for Pre-K classrooms. We are able to comply with that requirement by adding an instructional aide to every Pre-K classroom. However, three immediate constraints exist regarding the growth of our Pre-K program. The first constraint is **space and amenities**. Our Pre-K classrooms are outfitted with classroom restrooms that are appropriately sized for 4-year-olds. We have reached our capacity in terms of classroom facilities at Elgin Elementary that include this amenity/arrangement. The second constraint is **funding capability to upgrade/expand facilities**. The third constraint is **our ability to grow our staff** (a teacher and aide to meet the 11:1 requirement). Importantly, when we continue to utilize local funds to address aging facility needs and/or expansion needs, we are unable to utilize those funds to address instructional and programmatic needs/requirements.

MEETING #2 QUESTIONS

Q: WHEN WILL ELGIN ISD INVOLVE STUDENTS IN THIS PROCESS?

A: Student perspectives will be provided in Meeting #4 and Meeting #5, when we discuss specific grade level needs and potential projects.

Q: HAS ELGIN ISD INQUIRED ABOUT BUYING PROPERTY ADJACENT TO BTW?

A: No. The district has not made purchase inquires about adjacent properties in recent years.

MEETING #2 QUESTIONS

Q: DOES ELGIN ISD PROVIDE AFTERNOON SNACKS FOR STUDENTS?

A: For campuses where lunches begin at 10:30am, no. Students are allowed to bring snacks to school.

Q: WHEN WILL THE CBAC SEE ANTICIPATED COSTS FOR POTENTIAL PROJECTS?

A: Starting next week! Anticipated costs for projects up for committee consideration will be presented over Meetings #4, #5, and #6. The committee will have all pieces of the project cost "puzzle" by Meeting #6, in order to complete the "Build a Bond" homework and be prepared for group deliberations at Meeting #7.

ELGIN ISD DEMOGRAPHICS

Elgin ISD

Spring 2021

2020-21 Demographic Study

- ▶ **Pandemic's effect on enrollment**
  - ▶ <u>Actual</u> change from 19-20 Snapshot was +1.2% (+55)
  - ▶ Fall 2021: assumed 75% return of "missing students" + *housing acceleration* + typical growth
  - ▶ How does EISD compare with other districts?
    - ▶ Actual vs. <u>Projected</u>: 2–5% losses in most ISDs
    - ▶ EISD aligned with this trend (3–4% decline)
  - ▶ Potentially 400 additional students in October '21
    - ▶ Students already enrolled since Oct. '20: 75

Demographic Trends

► Economic Forces

► K-12: Local, Region, and State

Regional Economy

► **Employment in Austin Metro**

- Tesla: electric vehicle Gigafactory opens partially in late '21; slated for 5,000 jobs within 5 years

- Amazon (east Pflugerville): late '21 opening; 1,000+ jobs

- Chicago-based Zekelman Industries buys 240 ac. on TX-130

- 141,600 Austin metro jobs lost in 2020; 84% recovered

► **Mortgages & New Home Sales**

- Historically low rates hovering around 3%

- Inventory = 0.4 months; existing homes not being listed

- 2020 home occupancies: 109% <u>above projected in EISD</u>

 - If lots were ready, builders took advantage

Total Enrollment

Fall 2020, Austin Metro

PASA

	School District	Change
1	Austin ISD	74,871
2	Round Rock ISD	48,302
3	Leander ISD	40,355
4	Pflugerville ISD	25,436
5	Hays CISD	20,322
6	Georgetown ISD	11,866
7	Bastrop ISD	11,405
8	Lake Travis ISD	11,001
9	Del Valle ISD	10,654
10	Manor ISD	9,238
11	Hutto ISD	8,421
12	San Marcos CISD	8,013
13	Eanes ISD	7,968
14	Dripping Springs ISD	7,283
15	Lockhart ISD	6,043
17	Elgin ISD	4,628

Source: Texas Education Agency
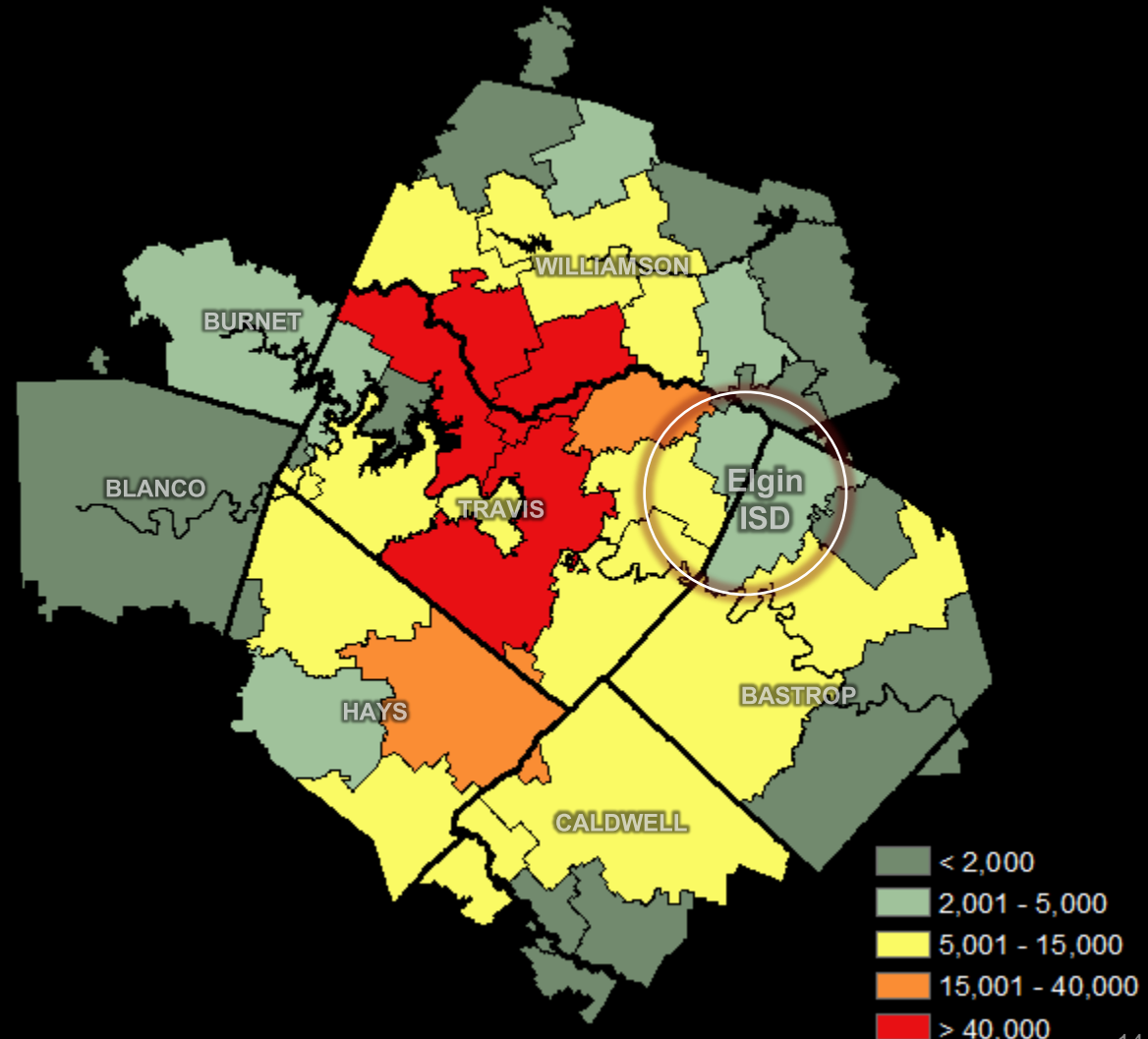
< 2,000
2,001 - 5,000
5,001 - 15,000
15,001 - 40,000
> 40,000

14

Numeric Change in Enrollment
Fall 2019 to Fall 2020, Austin Metro

PASA

	School District	Change
1	Liberty Hill ISD	661
2	Hutto ISD	291
3	Jarrell ISD	198
4	Dripping Springs ISD	73
5	Elgin ISD	55
6	Lago Vista ISD	37
7	Wimberley ISD	25
8	Thrall ISD	19
9	Coupland ISD	10
10	Prairie Lea ISD	4
11	Luling ISD	-5
12	Granger ISD	-8
13	Florence ISD	-27
14	Johnson City ISD	-28
15	Bastrop ISD	-29
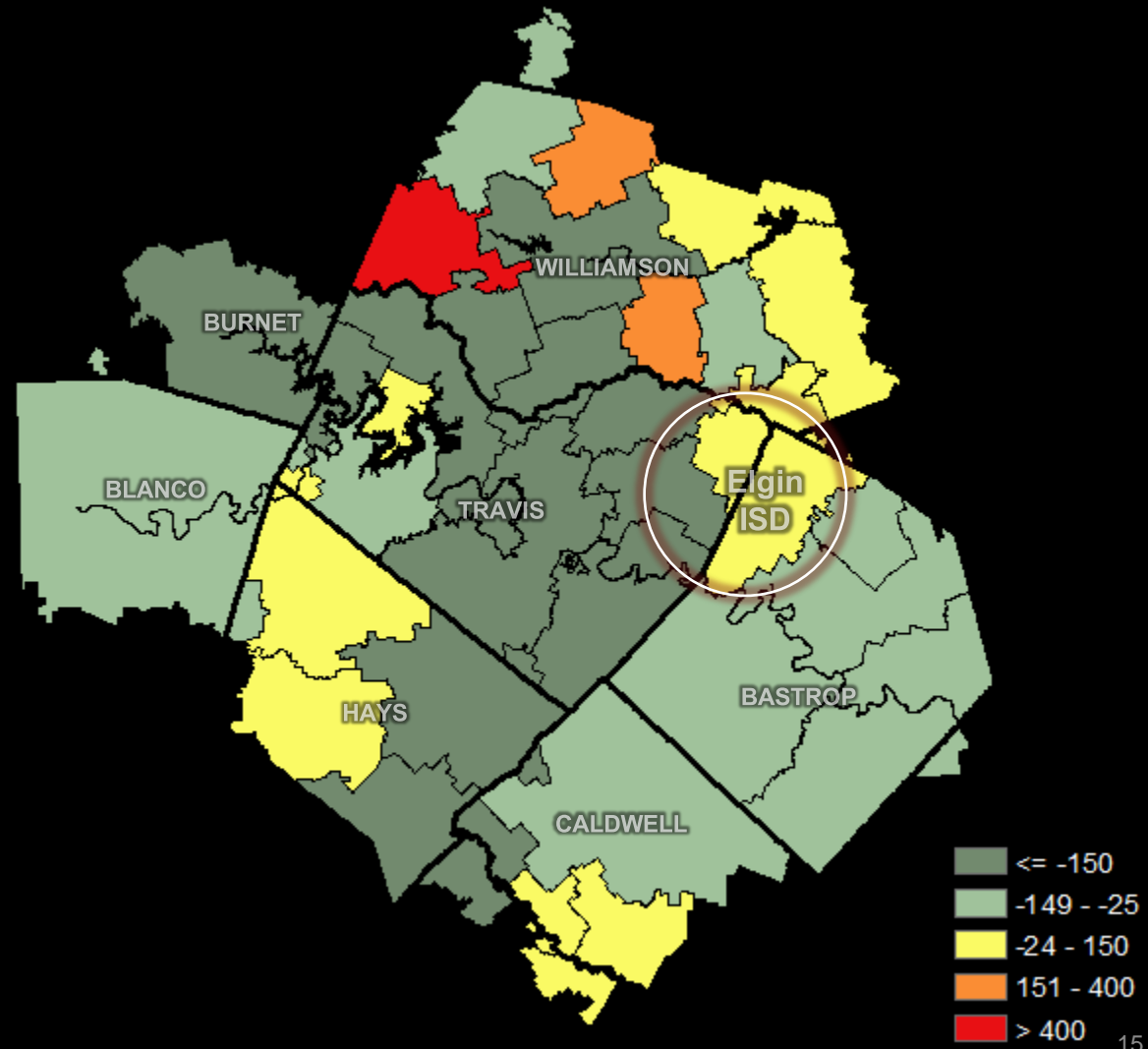
Source: Texas Education Agency

Legend:
- <= -150
- -149 - -25
- -24 - 150
- 151 - 400
- > 400

15

Percent Change in Enrollment

Fall 2019 to Fall 2020, Austin Metro

	School District	Change
1	Liberty Hill ISD	13.6%
2	Jarrell ISD	9.4%
3	Coupland ISD	6.1%
4	Hutto ISD	3.6%
5	Thrall ISD	2.5%
6	Lago Vista ISD	2.3%
7	Prairie Lea ISD	1.8%
8	Elgin ISD	1.2%
9	Dripping Springs ISD	1.0%
10	Wimberley ISD	1.0%
11	Bastrop ISD	-0.3%
12	Luling ISD	-0.4%
13	Lake Travis ISD	-0.8%
14	Granger ISD	-1.8%
15	Lockhart ISD	-1.9%
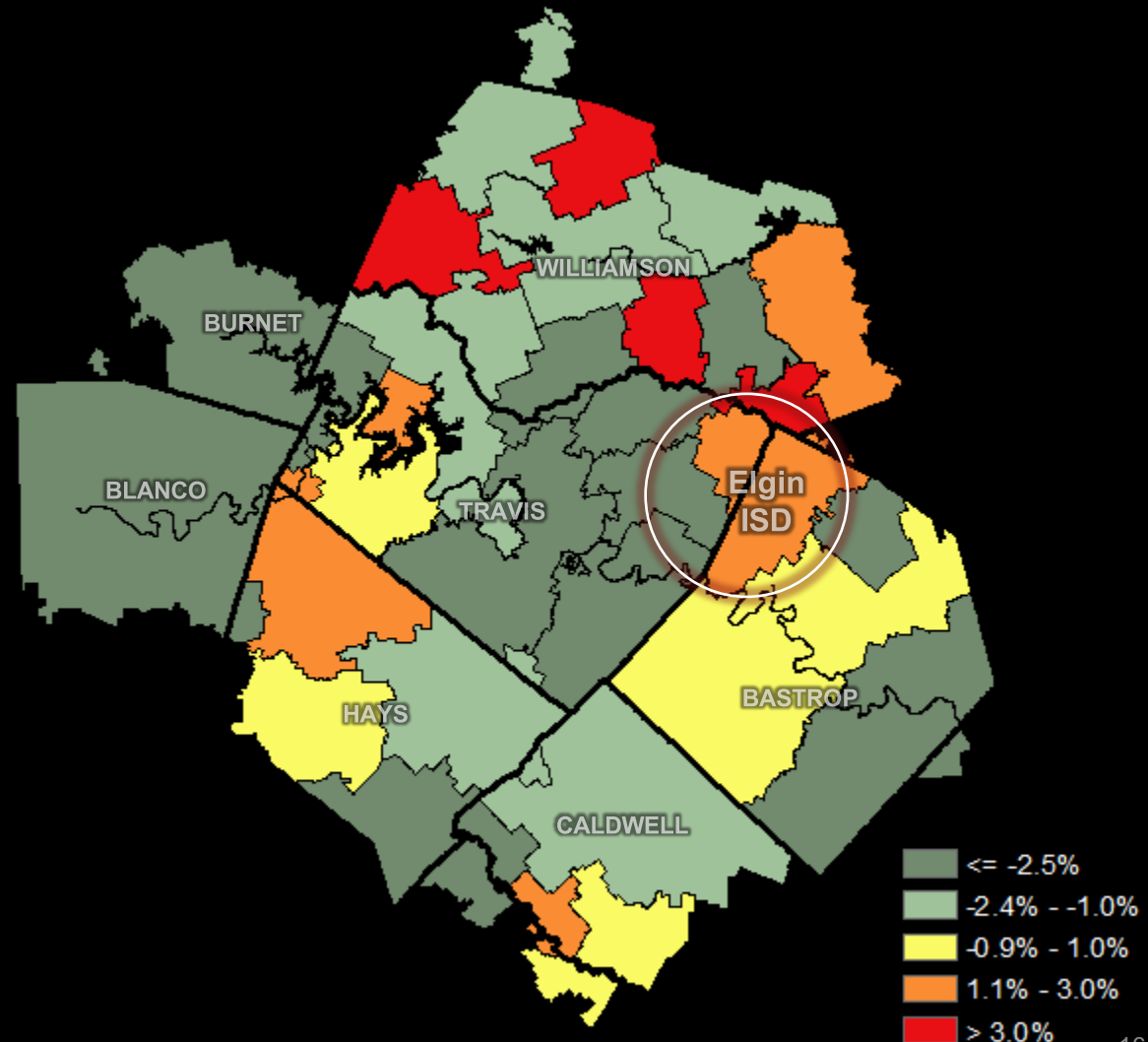
Source: Texas Education Agency

Legend:
- <= -2.5%
- -2.4% - -1.0%
- -0.9% - 1.0%
- 1.1% - 3.0%
- > 3.0%

16

Numeric Change in Enrollment

Fall 2015 to Fall 2020, Austin Metro

	School District	Change
1	Leander ISD	3,197
2	Liberty Hill ISD	2,057
3	Hutto ISD	1,894
4	Lake Travis ISD	1,763
5	Hays CISD	1,668
6	Dripping Springs ISD	1,664
7	Pflugerville ISD	1,336
8	Bastrop ISD	1,127
8	Jarrell ISD	879
8	Georgetown ISD	869
11	Lockhart ISD	646
12	Round Rock ISD	475
13	Wimberley ISD	373
14	Manor ISD	365
15	Elgin ISD	307

Source: Texas Education Agency

Legend:
- <= -500
- -499 - 0
- 1 - 400
- 401 - 1,500
- > 1,500

17

Percent Change in Enrollment

Fall 2015 to Fall 2020, Austin Metro

PASA
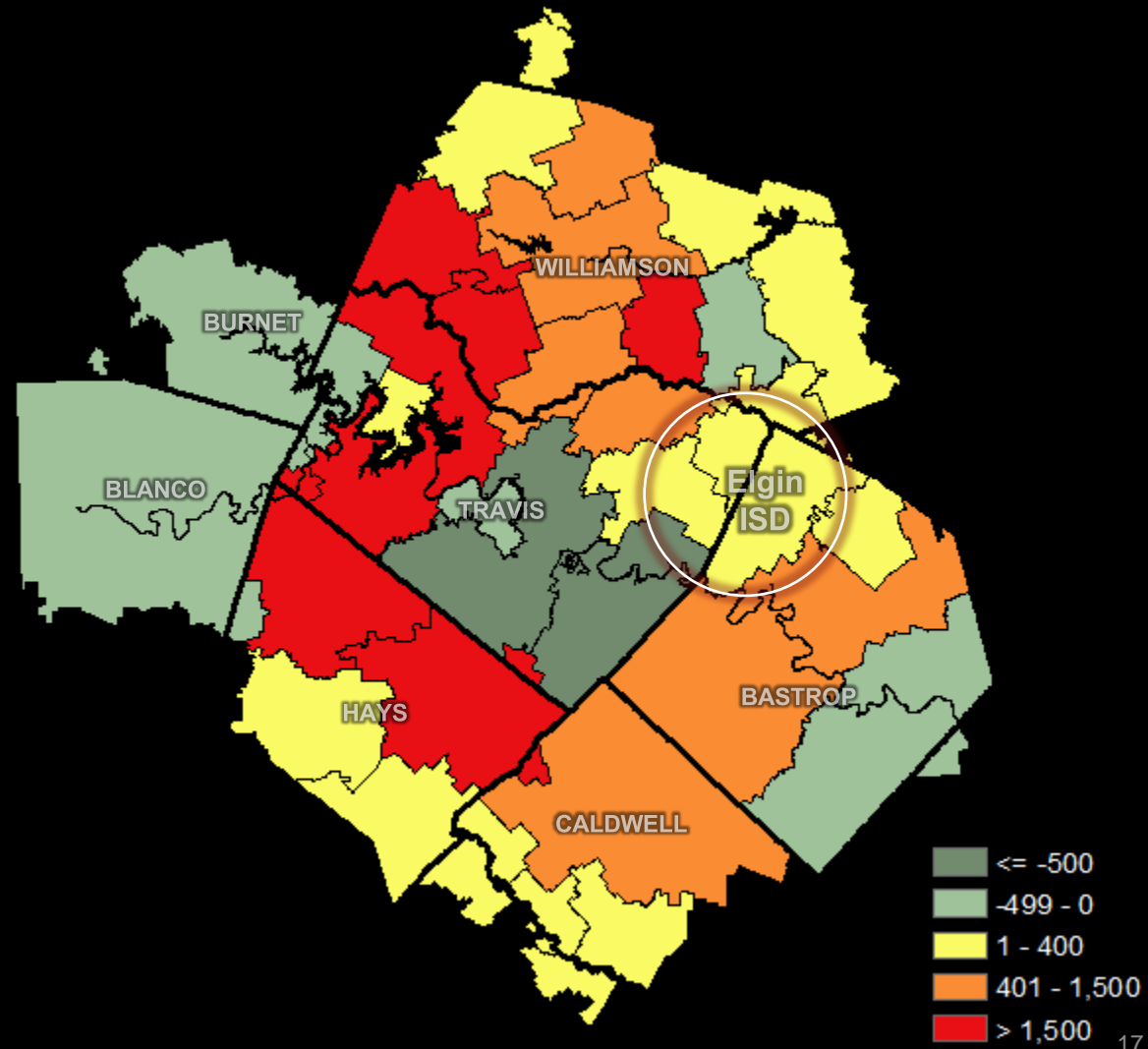
	School District	Change
1	Jarrell ISD	61.6%
2	Liberty Hill ISD	59.1%
3	McDade ISD	51.1%
4	Prairie Lea ISD	30.8%
5	Dripping Springs ISD	29.6%
6	Hutto ISD	29.0%
7	Thrall ISD	19.9%
8	Lake Travis ISD	19.1%
8	Wimberley ISD	17.0%
8	Coupland ISD	15.3%
11	Lago Vista ISD	13.1%
12	Lockhart ISD	12.0%
13	Bastrop ISD	11.0%
14	Granger ISD	10.6%
15	Hays CISD	8.9%
18	Elgin ISD	7.1%

Source: Texas Education Agency

WILLIAMSON
BURNET
BLANCO
TRAVIS
Elgin ISD
HAYS
BASTROP
CALDWELL

<= 0.0%
0.1% - 5.0%
5.1% - 10.0%
10.1% - 20.0%
> 20.0%

18
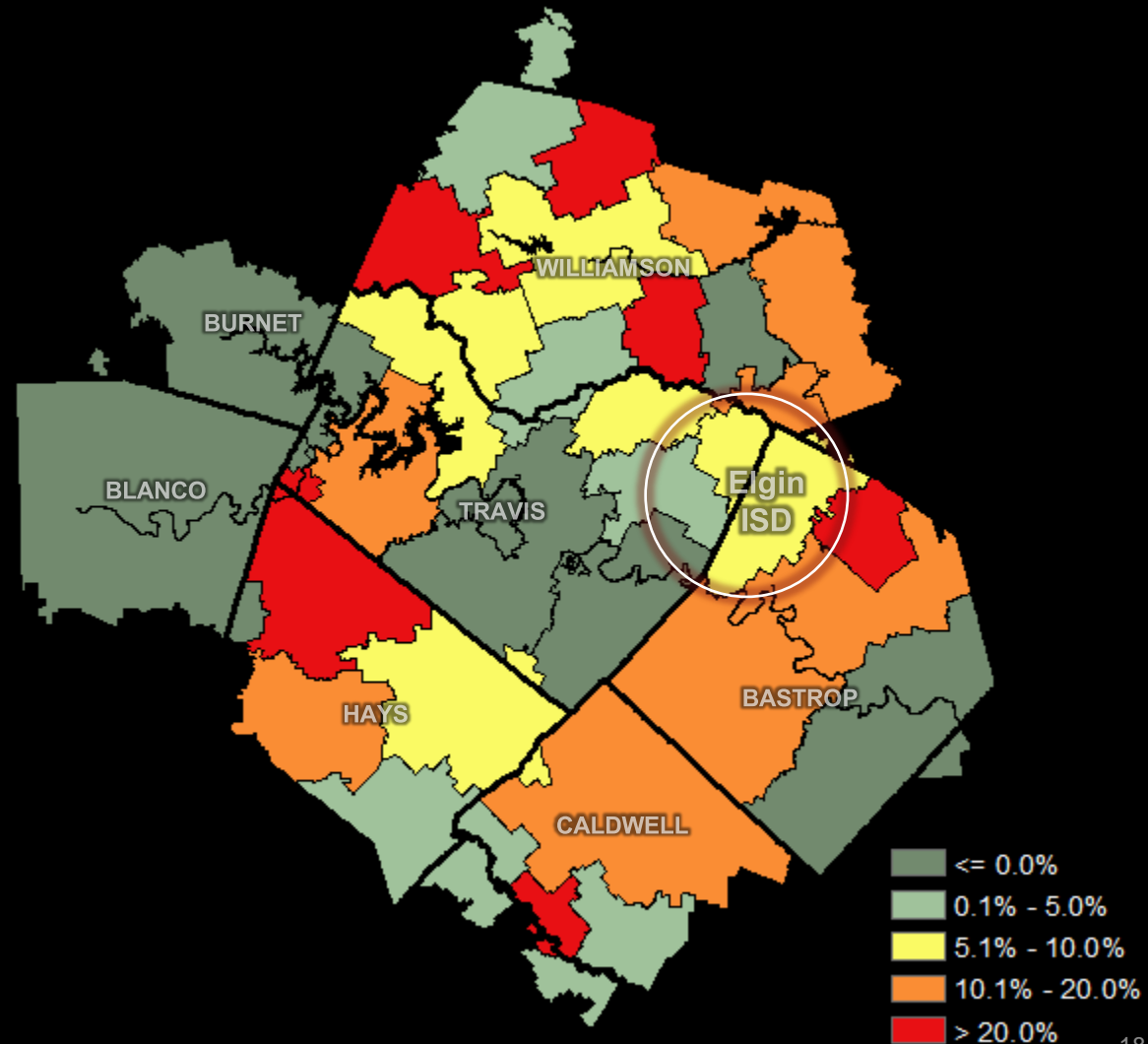
Fastest Growth Districts

Out of 257 Districts in Texas with >3,000 Students

PASA

Rank	District Name	2020-21	2019-20	Growth Numeric	Percent
1	HALLSVILLE ISD*	15,267	11,462	3,805	33.2%
2	PROSPER ISD	19,138	16,857	2,281	13.5%
3	HUNTSVILLE ISD*	10,858	9,169	1,689	18.4%
4	LAMAR CISD	36,519	35,156	1,363	3.9%
5	CLEVELAND ISD	8,888	7,589	1,299	17.1%
6	FORNEY ISD	12,765	11,977	788	6.6%
7	FRISCO ISD	63,493	62,705	788	1.3%
8	KATY ISD	84,176	83,423	753	0.9%
9	LIBERTY HILL ISD	5,539	4,878	661	13.6%
10	MELISSA ISD	4,104	3,580	524	14.6%
38	ELGIN ISD	4,628	4,573	55	1.20%

*High growth due to contracts with virtual charter schools is causing enrollment increase
Source: Texas Education Agency

Elgin Student Gain
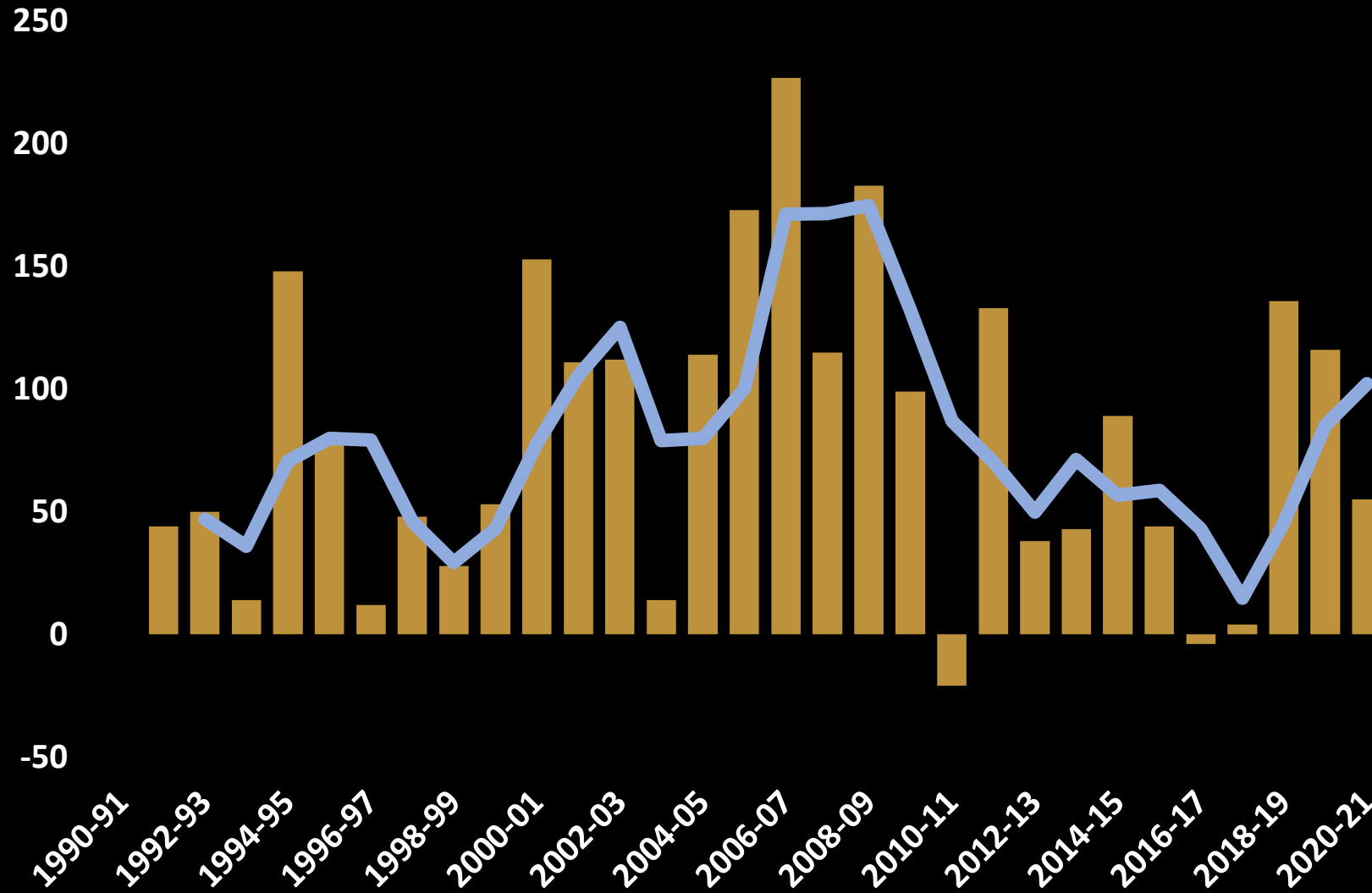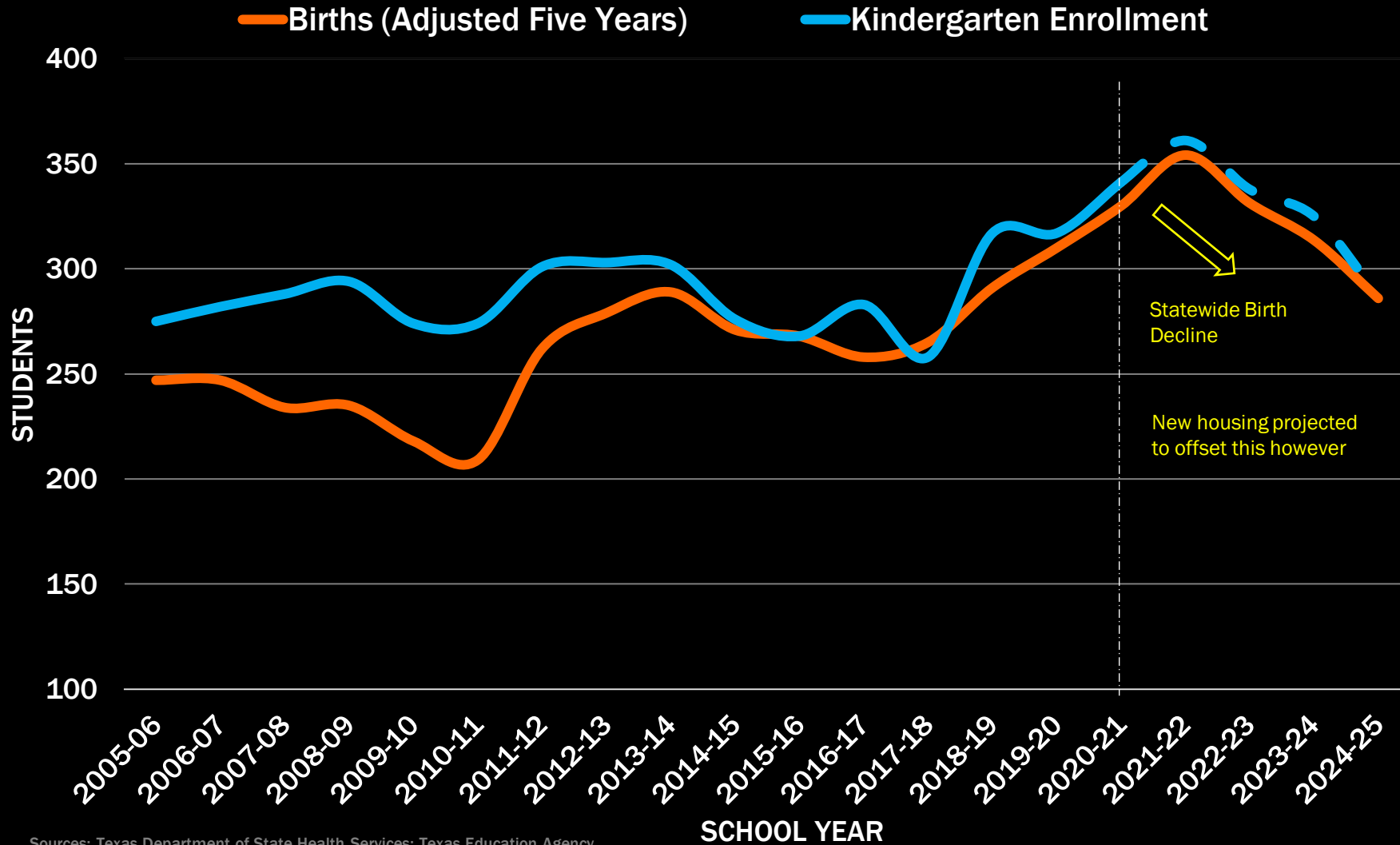
Historical Growth by Grade Group

PASA

Source: Texas Education Agency

23

Percent of K-12 Students in Charters

Fall 2020, Austin Metro, All Public Schools

PASA

	School District	Percent
1	Del Valle ISD	19.8%
2	Manor ISD	18.8%
3	Austin ISD	17.5%
4	Pflugerville ISD	12.2%
5	Georgetown ISD	8.2%
6	Round Rock ISD	8.2%
7	Hays CISD	6.6%
8	Lockhart ISD	6.3%
9	Hutto ISD	5.7%
10	Elgin ISD	4.9%
11	San Marcos CISD	4.8%
12	Jarrell ISD	4.6%
13	Liberty Hill ISD	3.8%
14	Leander ISD	3.8%
15	Granger ISD	3.6%

Source: Texas Education Agency

WILLIAMSON
BURNET
BLANCO
TRAVIS
Elgin ISD
HAYS
BASTROP
CALDWELL

0.0%
0.1% - 5.0%
5.1% - 10.0%
10.1% - 15.0%
> 15.0%

26
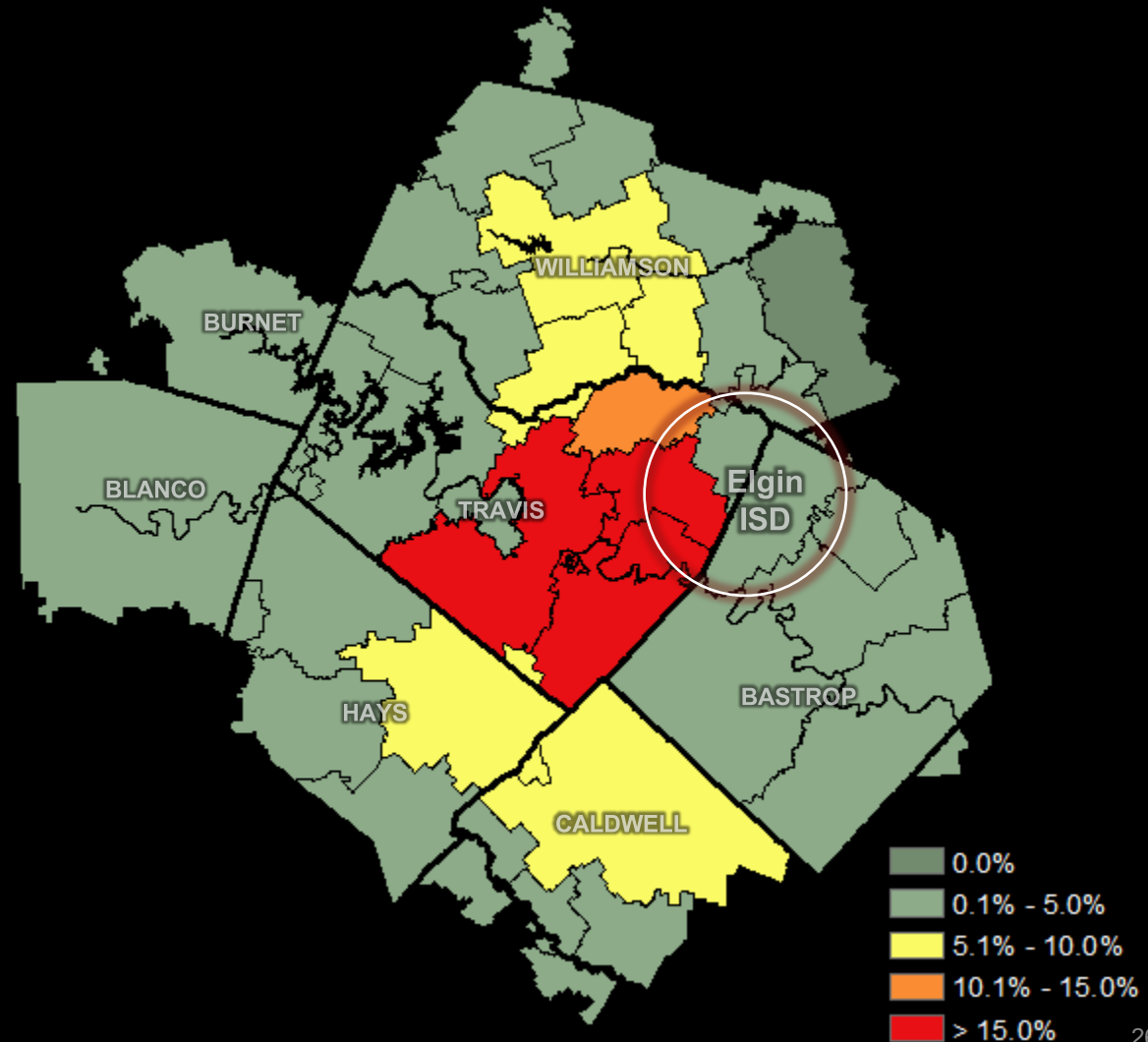
Numeric Change in Charter Transfers

Fall 2018 to Fall 2020, Austin Metro, K-12

PASA

	School District	Change
1	Round Rock ISD	1,084
2	Pflugerville ISD	1,030
3	Manor ISD	587
4	Austin ISD	548
5	Hays CISD	529
6	Del Valle ISD	450
7	Leander ISD	298
8	Georgetown ISD	149
9	Bastrop ISD	133
10	Lockhart ISD	106
11	Hutto ISD	81
12	San Marcos CISD	71
13	Elgin ISD	70
14	Liberty Hill ISD	47
15	Jarrell ISD	43

Source: Texas Education Agency

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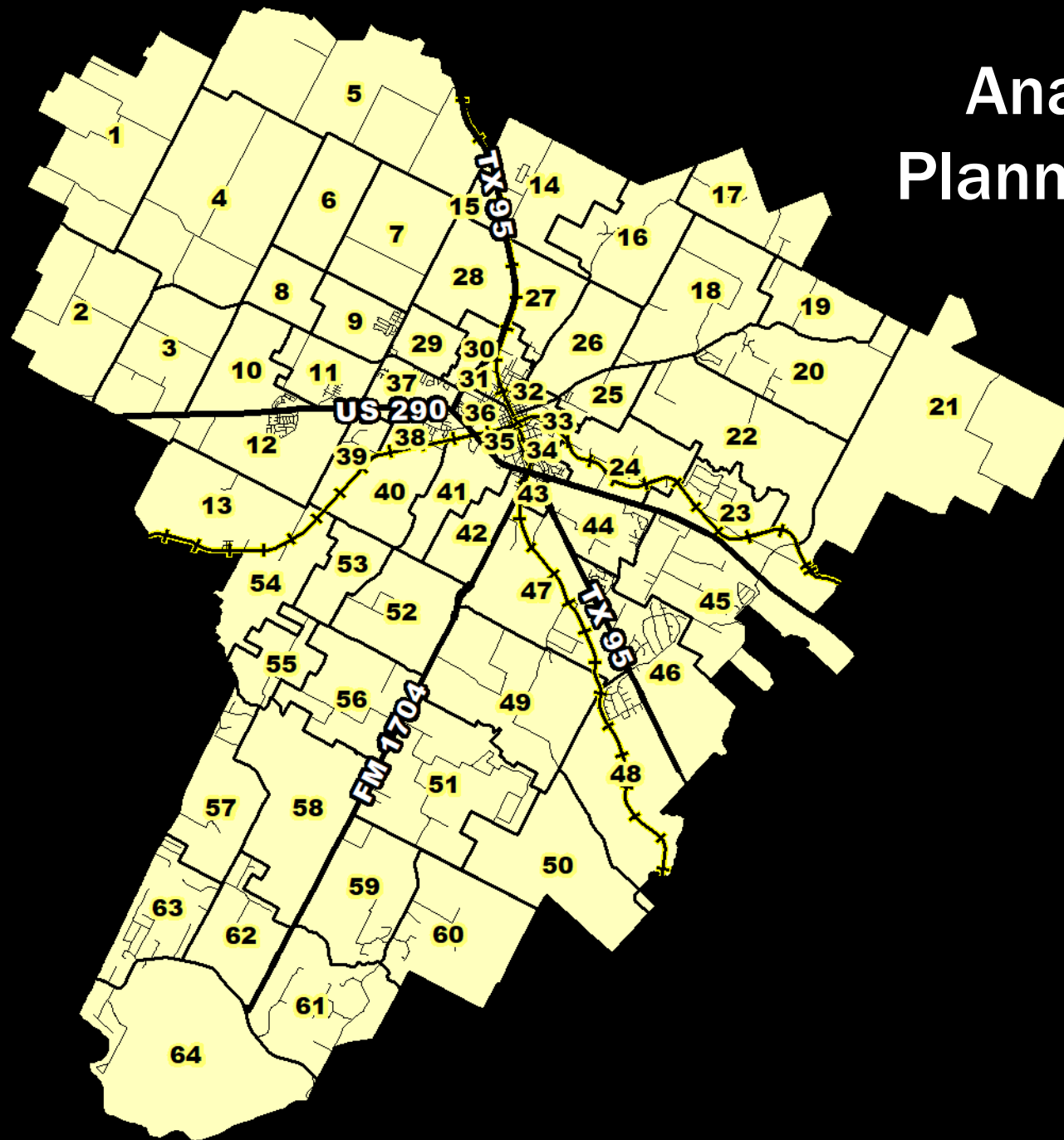- <= 0
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- 151 - 500
- > 500

27
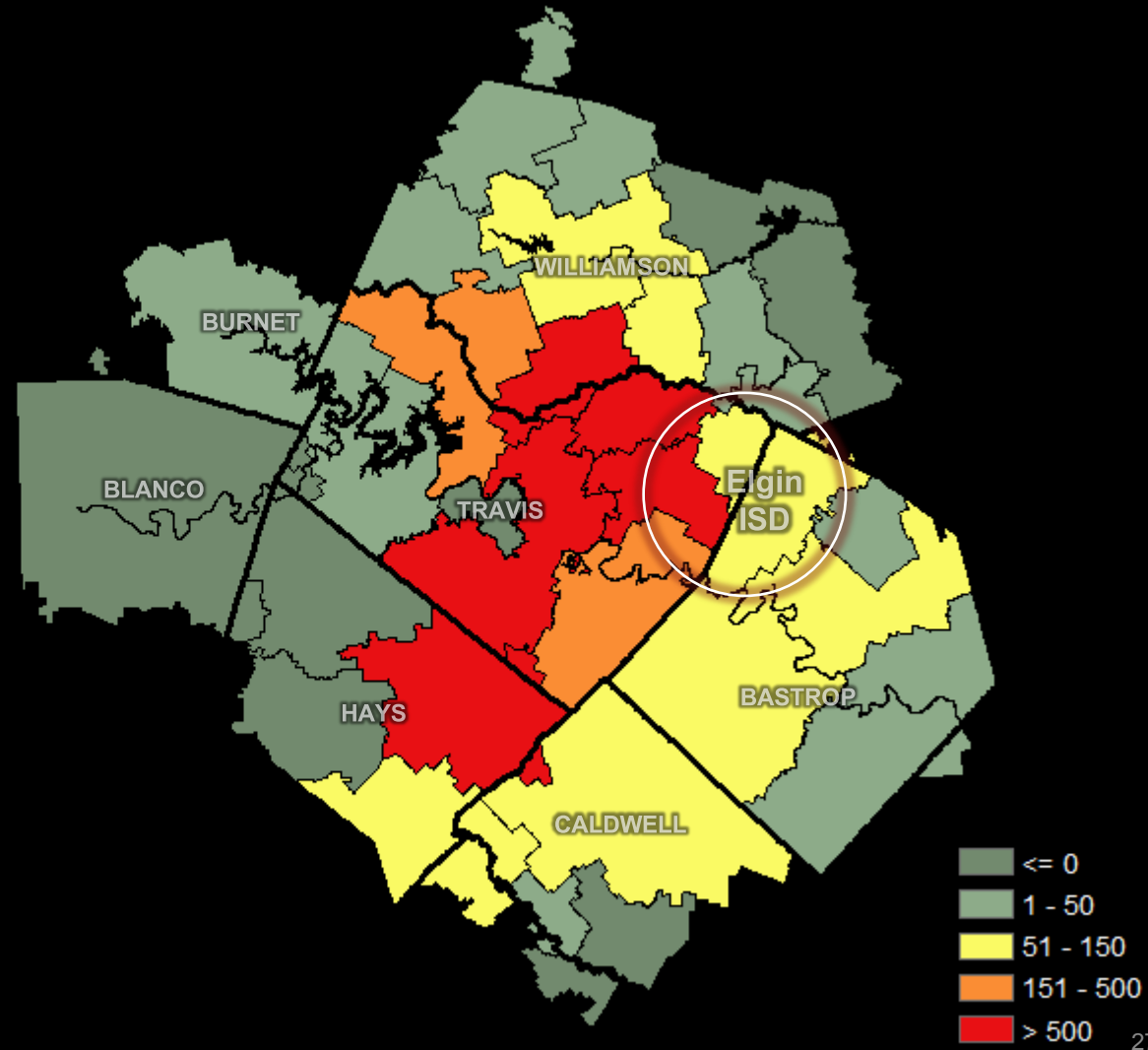
Housing Trends
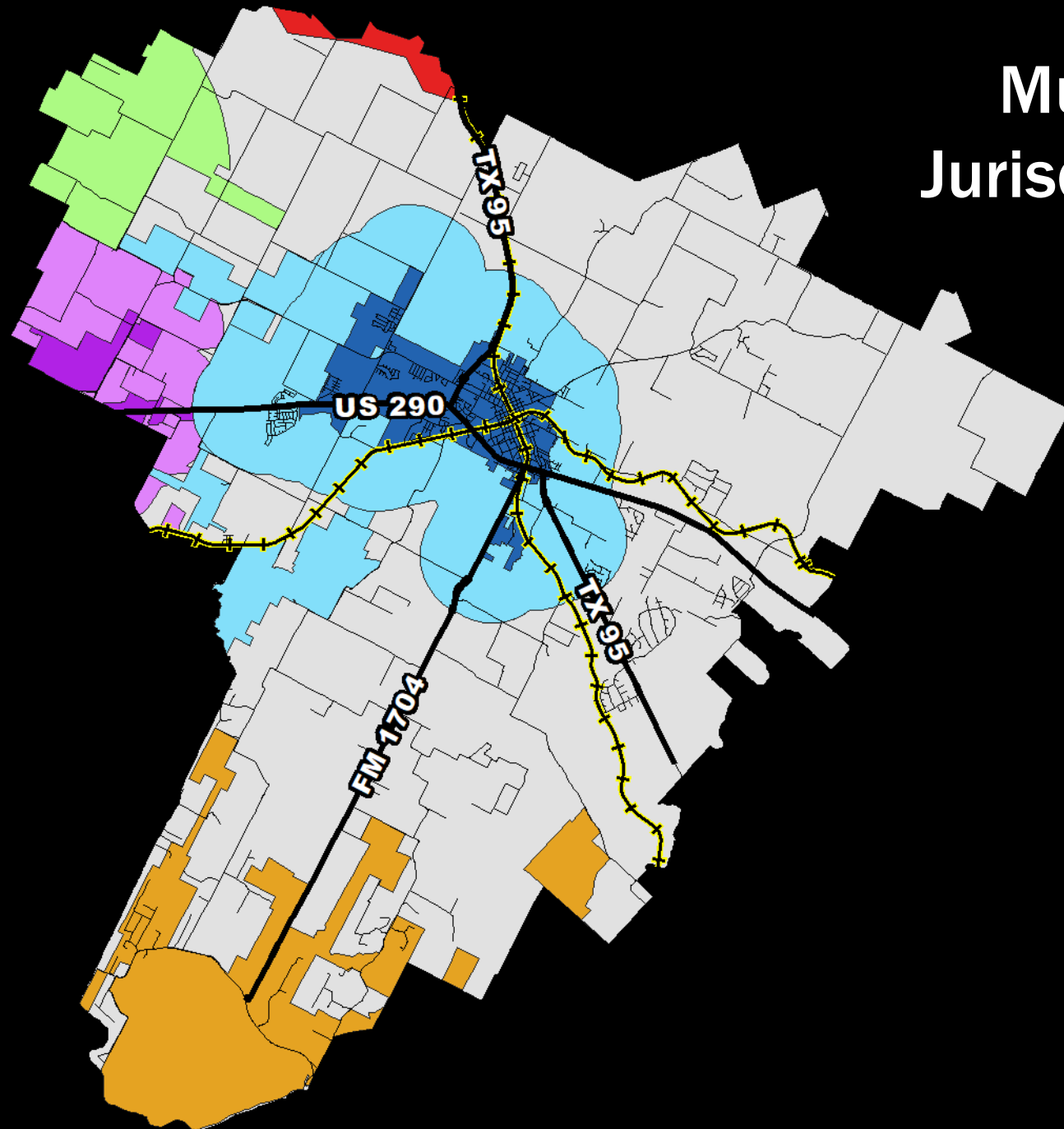

► Detailed Maps of the District

► Focus on Now and the Future

► 10-Year Projections

Analysis by Planning Unit

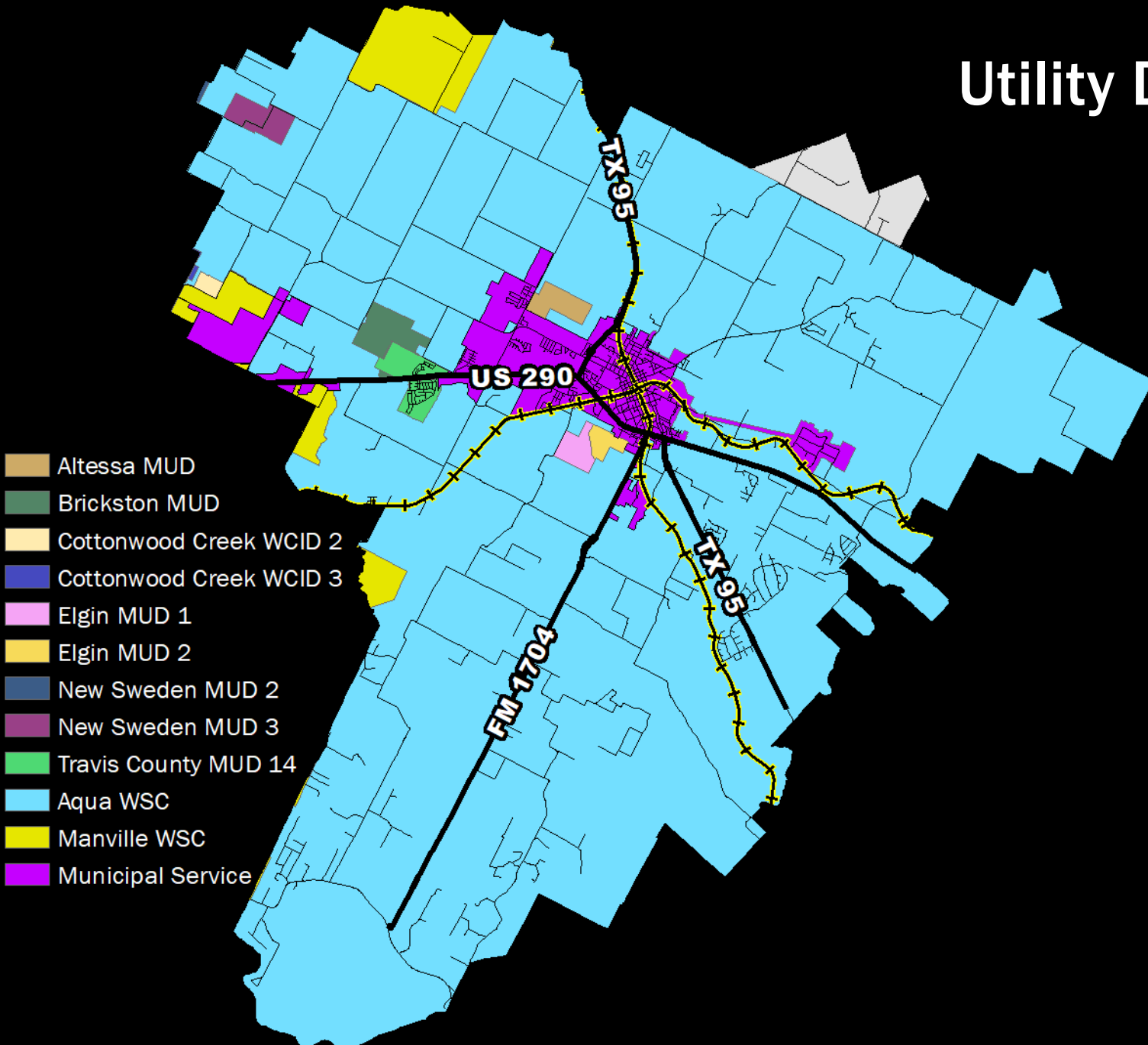Municipal Jurisdictions

Utility Districts

Altessa MUD
Brickston MUD
Cottonwood Creek WCID 2
Cottonwood Creek WCID 3
Elgin MUD 1
Elgin MUD 2
New Sweden MUD 2
New Sweden MUD 3
Travis County MUD 14
Aqua WSC
Manville WSC
Municipal Service

PASA

Homestead Estates
(405 lots remain)

Elm Creek North
(1,100+ homes)

Saratoga Farms
(93 lots remain)

Mar. 2020–Mar. 2021:
262 homes occupied in
these 3 subdivisions
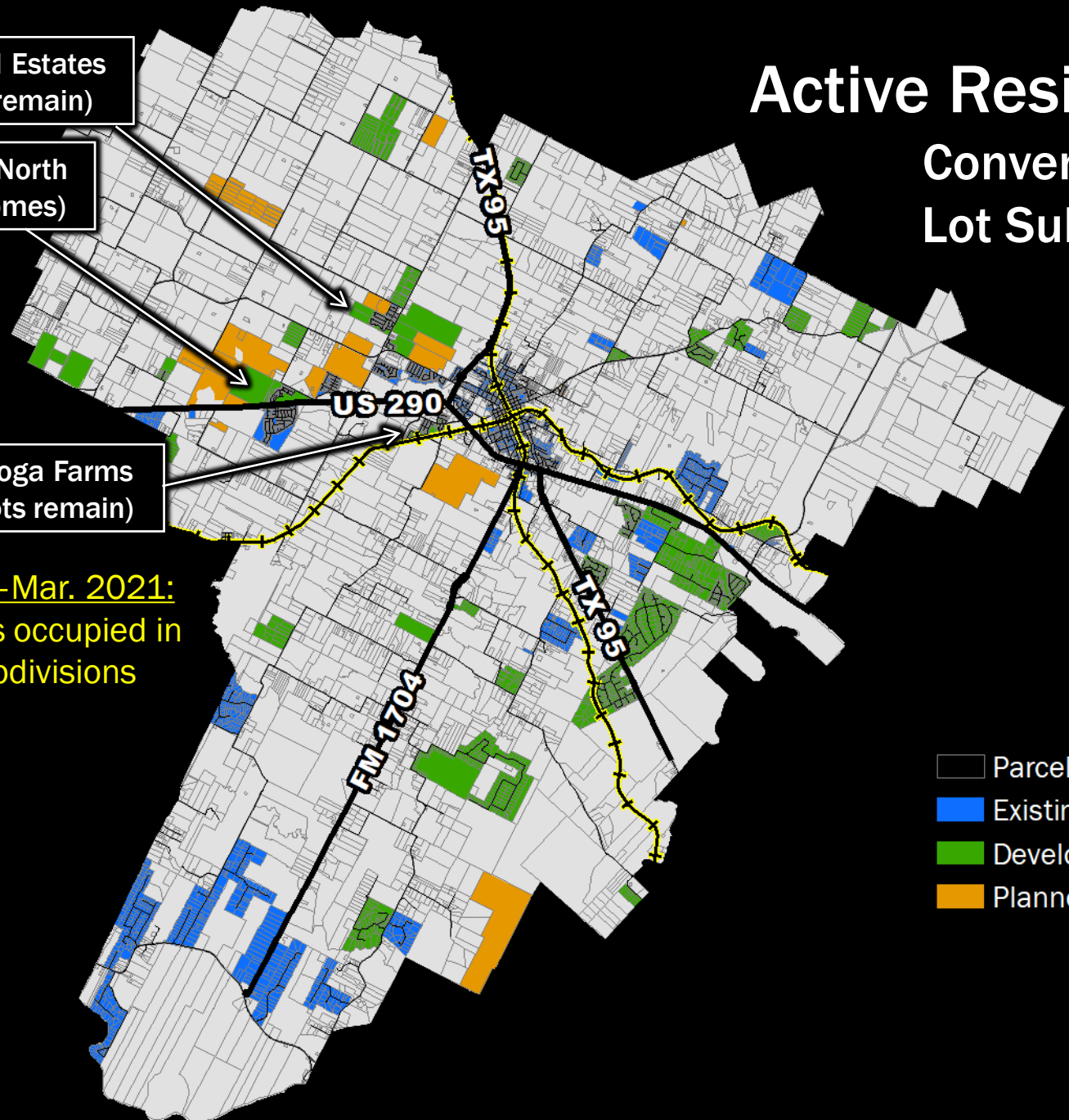
Active Residential
Conventional SF
Lot Subdivisions

Parcels
Existing Neighborhoods
Developing Neighborhoods
Planned & Potential

PASA

Active Residential
Build-On-Your-Own
Lot Subdivisions

Mar. 2020–Mar. 2021:
221 homes occupied in
these 3 subdivisions
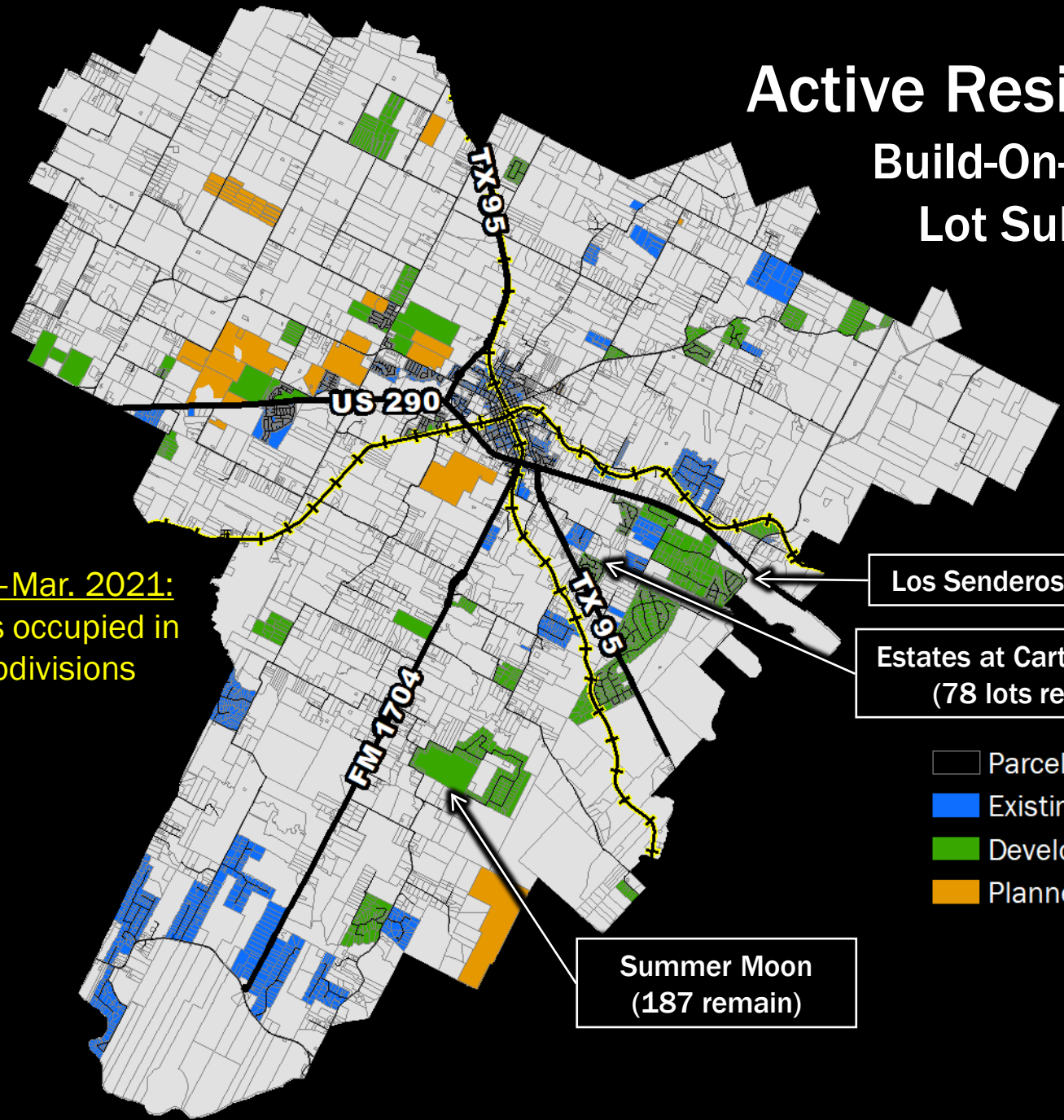
Los Senderos (75 lots remain)

Estates at Carter's Grove
(78 lots remain)

Summer Moon
(187 remain)

Parcels
Existing Neighborhoods
Developing Neighborhoods
Planned & Potential

TX 95
US 290
FM 1704
TX 95

PASA

New Residential
Near-Term

85 ranchette lots in 4 subdivisions

Harvest Ridge: now developing

Peppergrass: now building

Manor Heights: Phase 3 recently platted for 236 lots in EISD; ~600 total in EISD

Monte Vista: now developing 139 lots

Hidden Oaks Sec. 3 (70 lots)

TX 95

US 290

FM 1704

TX 95

☐ Parcels
■ Existing Neighborhoods
■ Developing Neighborhoods
■ Planned & Potential

PASA

Housing Highlights

► Trinity Ranch continues to move forward, and infrastructure agreements are being made with TXDOT and City of Elgin

► Larson Tracts: approximately 190 acres are now being planned for nearly 600 lots adjacent to EMS

► Build-on-your-own lot developments are expected to continue being planned south of Elgin

  ► Recent 346-lot feasibility study submitted on land adjacent to EISD but in BISD along TX-95

  ► PASA has projected for approximately 700 additional homes beyond the ~600 remaining lots today

PU	Development	Projected New Single Family Units		
		2021-2025	2025-2030	2021-2030
10	Elm Creek North	630	463	**1,093**
29	Harvest Ridge	265	650	**915**
10	Brickston	105	665	**770**
41	Trinity Ranch	211	495	**706**
2	Manor Heights	255	340	**595**
9	Homestead Estates	395	10	**405**
9	Stone Creek Ranch	139	178	**317**
28	Potential SF	20	285	**305**
29	Larson Tracts	55	250	**305**
29	Peppergrass	261	18	**279**
11	Lone Willow Ranch	10	260	**270**
9	Eagle's Landing	196	57	**253**
11	Caesar's Crossing	85	138	**223**
2	Potential SF	0	199	**199**
11	Potential SF	20	168	**188**
51	Summer Moon	170	17	**187**
12	Potential SF	0	180	**180**
9	Potential SF	5	155	**160**
Total Single Family Housing Pro		**2,955**	**5,286**	**8,241**

Projected Single-Family Housing

75% of all SF homes projected through 2030 are in 12 planned or potential developments

Projected New Housing Occupancies
2021–2030

Single-Family Housing	8,241
Multi-Family Housing	1,473
Manufactured	1,740
Total	11,454

■ 2021-2025   ■ 2025-2030

- Single-Family: 2,955 / 5,286
- Multi-Family: 108 / 1,365
- Manufactured: 963 / 777
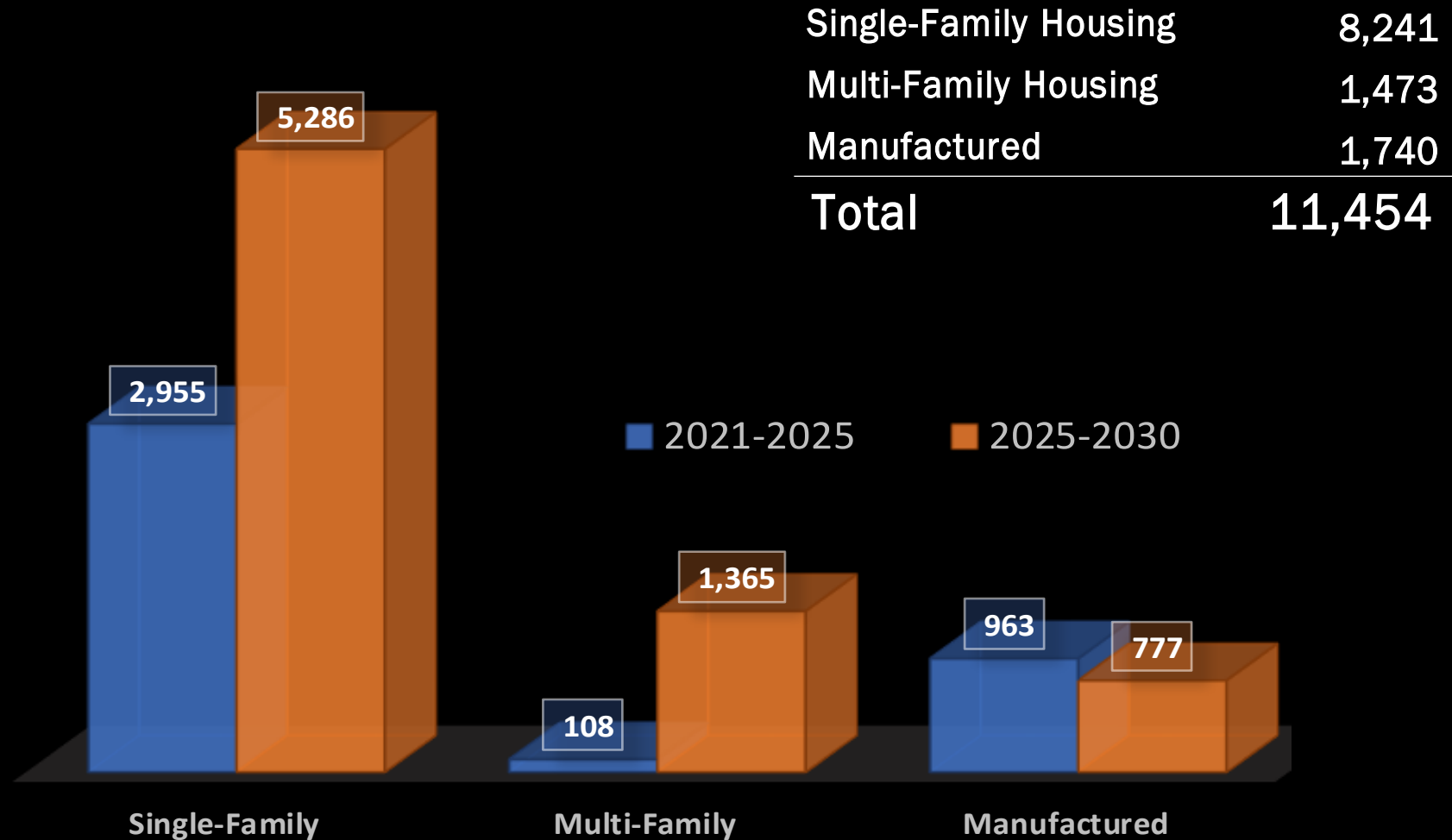
Current Students

Students per Occupied Housing Unit
Districtwide

PASA

0.54

0.57

Single-Family

Multi-Family

Students per Home by Neighborhood
March 2021

Elm Creek North, Homestead Estates, Saratoga Farms: **0.24**

Estates at Carter's Grove, Los Senderos, Summer Moon: **0.92**

TX 95
US 290
FM 1704
TX 95

0.00 - 0.10
0.11 - 0.32
0.33 - 0.50
0.51 - 0.67
0.68 - 0.92
0.93 - 2.50

These figures represent enrollment as of March 2021 and housing occupancies from March 2021

PASA
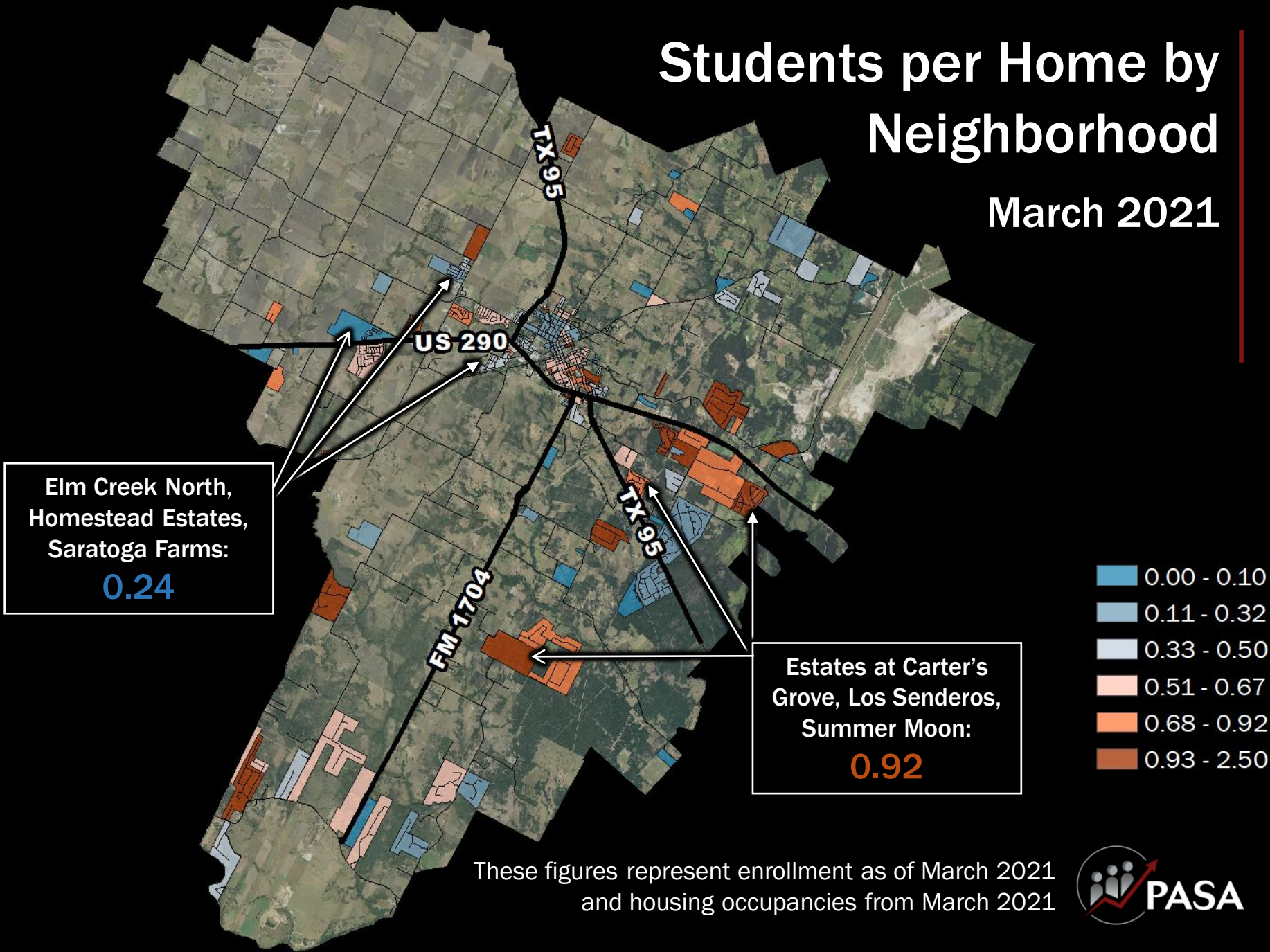
Student Projections

► Enrollment Projected for TEA Snapshot

► Moderate Growth Scenario used for all planning documents in report

Three Scenarios of Growth
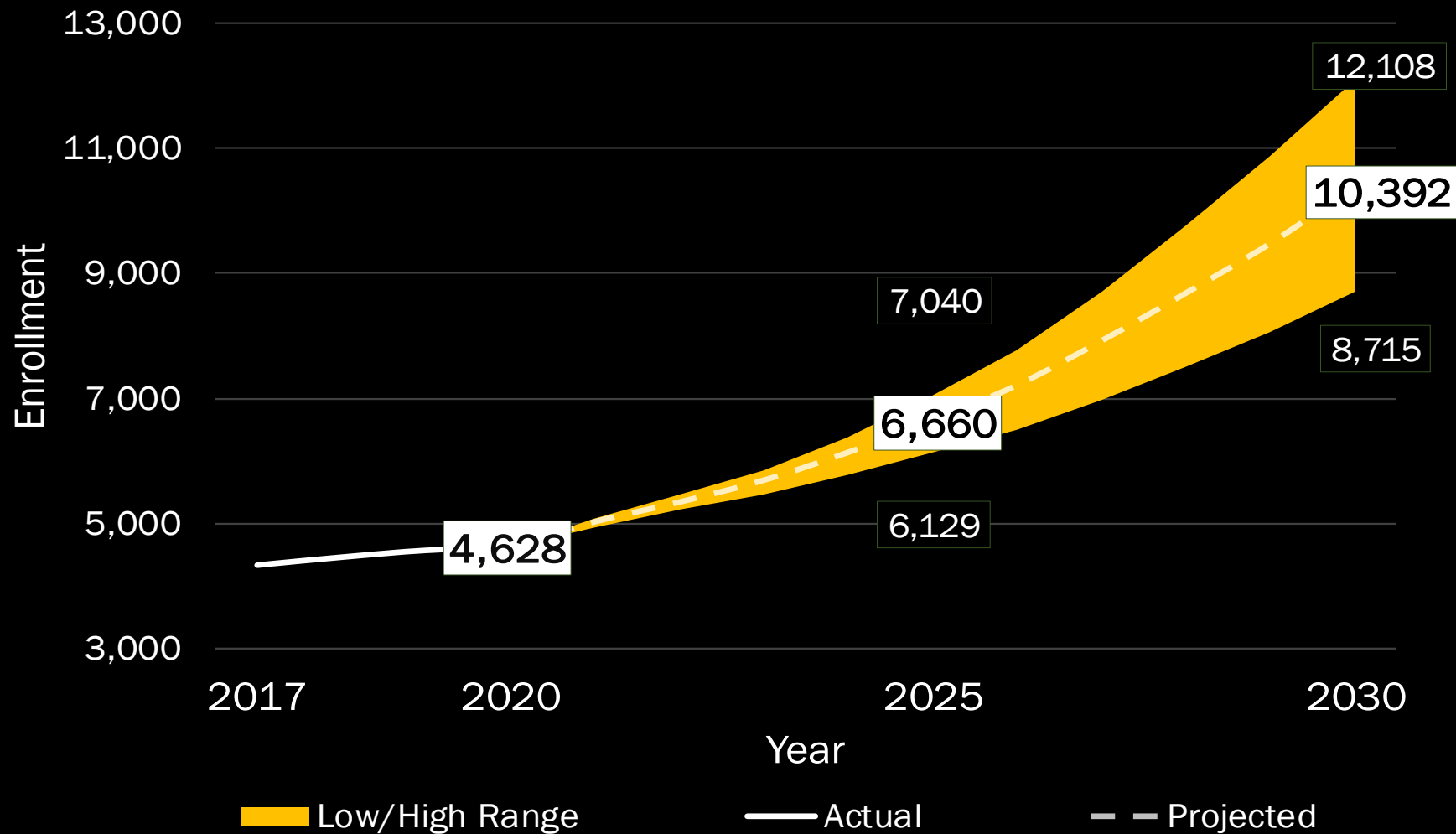
Moderate Growth Scenario

Projected Enrollment at PEIMS Snapshot Date

PASA

	2021	2022	2023	2024	2025
Enrollment	**5,033**	**5,347**	**5,698**	**6,143**	**6,660**
% Growth	8.75%	6.24%	6.56%	7.81%	8.42%
Growth	405	314	351	445	517

	2026	2027	2028	2029	2030
Enrollment	**7,217**	**7,926**	**8,690**	**9,484**	**10,392**
% Growth	8.36%	9.82%	9.64%	9.14%	9.57%
Growth	557	709	764	794	908

Long-Range Planning
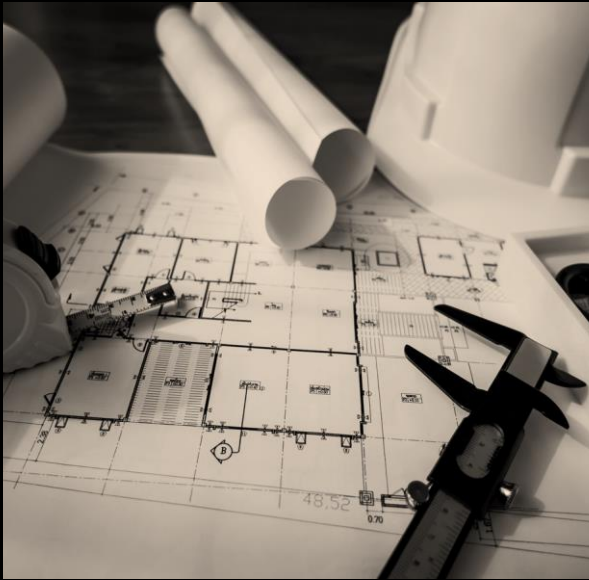
Current Elementary Attendance Zones

Projected Geocoded EE-4th

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elgin	1009	646	691	719	734	741	754	787	828	894	972
Neidig	812	586	639	689	799	930	1074	1233	1417	1616	1812
Washington	792	806	895	938	978	991	1003	1028	1059	1113	1179

Current Secondary Schools

Using Current Grade Groups

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Intermediate	713	688	692	780	936	1052	1183	1258	1310	1361	1432
Middle	990	756	730	790	821	956	1166	1300	1452	1536	1591
High	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406

Potential Elementary Configuration with 3 Additional Elementaries: EE-5th Shown

New in West
2027: 467
2030: 759

Neidig
2027: 643
2030: 807

New in North
2027: 469
2030: 688

Washington
2027: 536
2030: 581

Elgin
2027: 737
2030: 926

New in South
2027: 806
2030: 909

US 290

TX 95

FM 1704

TX 95
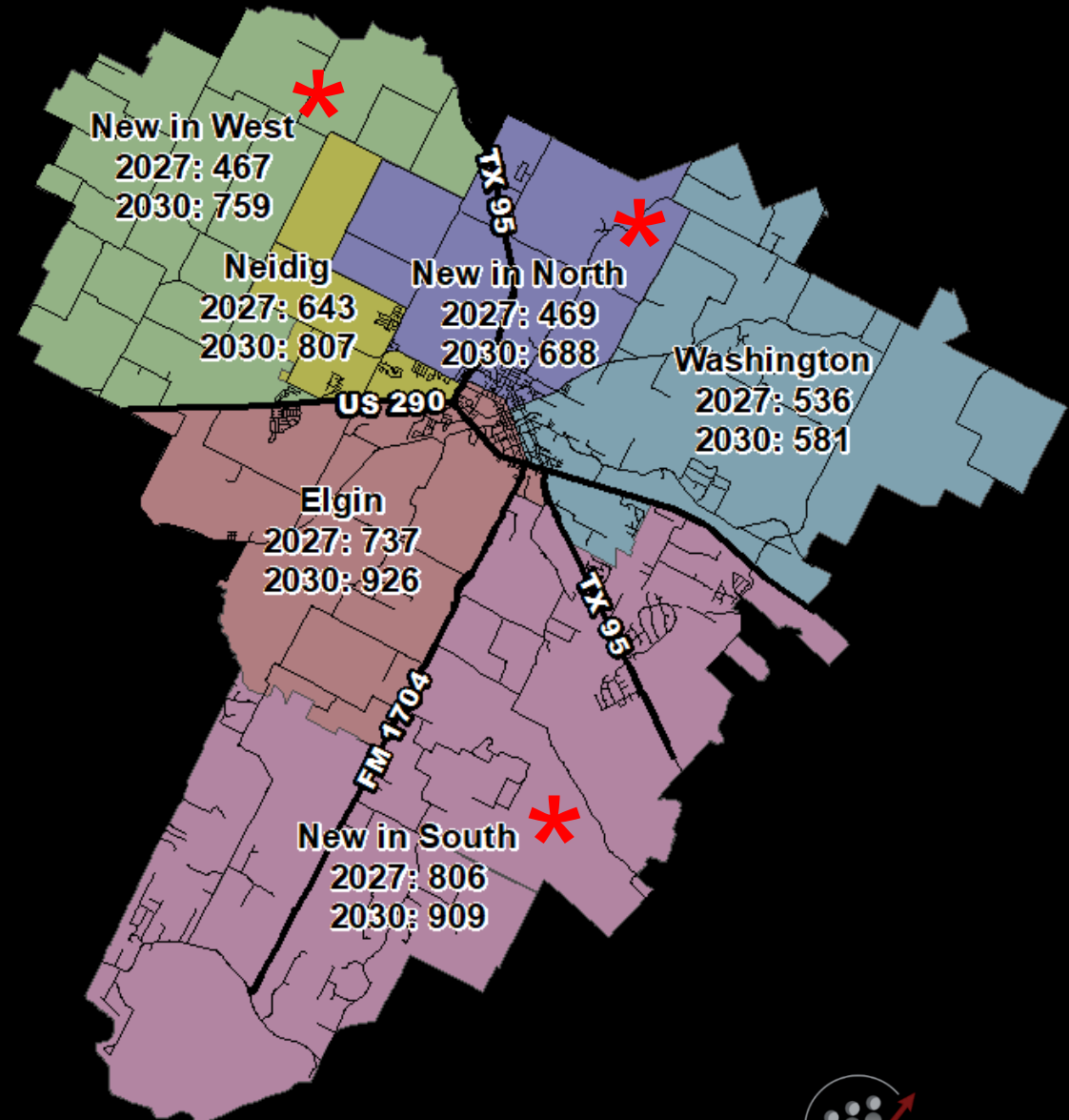
Elementary Option 2

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		EE-4th			EE-5th						
Elgin	1009	646	691	529	650	673	697	737	781	845	926
		EE-4th			EE-5th						
Neidig	812	586	639	646	723	847	977	643	697	751	807
		EE-4th			EE-5th						
Washington	792	806	895	577	538	539	536	536	541	556	581
				EE-4th	EE-5th						
New in South	772			594	741	769	787	806	829	858	909
					EE-5th						
New in North	772				323	371	416	469	532	608	688
								EE-5th			
New in West	772								467	564	662	759

Current Secondary Schools

Using Current Grade Groups

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Intermediate	713	688	692	780	936	1052	1183	1258	1310	1361	1432
Middle	990	756	730	790	821	956	1166	1300	1452	1536	1591
High	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406

Potential MS Configuration with Additional MS

Middle
2027: 713
2028: 814
2030: 968

Intermediate
2027: 625
2028: 645
2030: 609

South
2027: 605
2028: 663
2030: 735

TX-95
US 290
TX-95
FM 1704

PASA

53
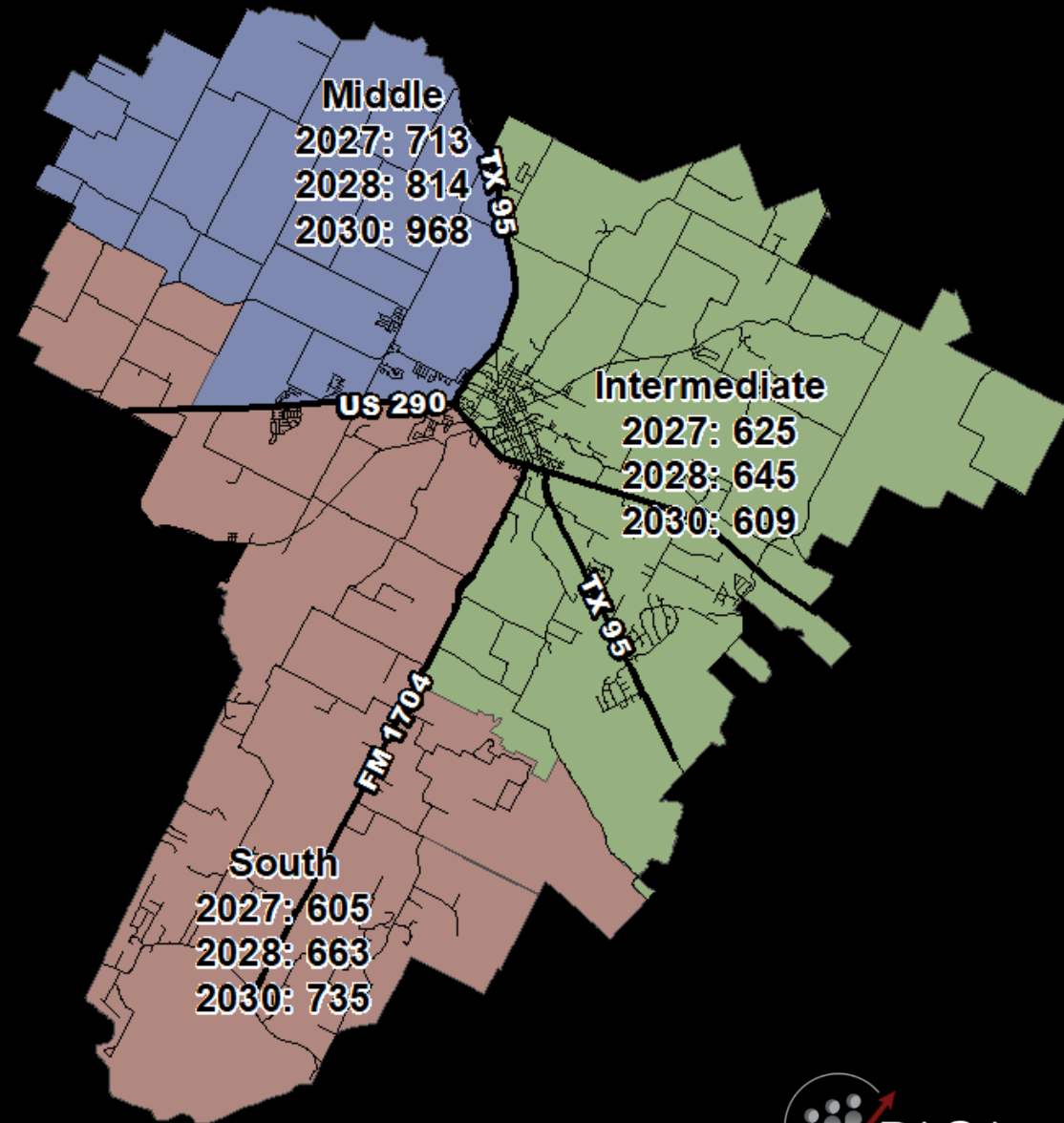
Middle School Option 1

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		5th-6th			6th			6th-8th			
Intermediate	713	688	692	780	473	512	595	625	645	631	609
		7th-8th						6th-8th			
Middle	990	756	730	790	821	956	1166	713	814	897	968
								6th-8th			
New in South	990							605	663	696	735

Potential MS Configuration with Larger Intermediate

Middle
2024: 536
2026: 836
2030: 1307

Intermediate
2024: 756
2026: 919
2030: 1005

PASA
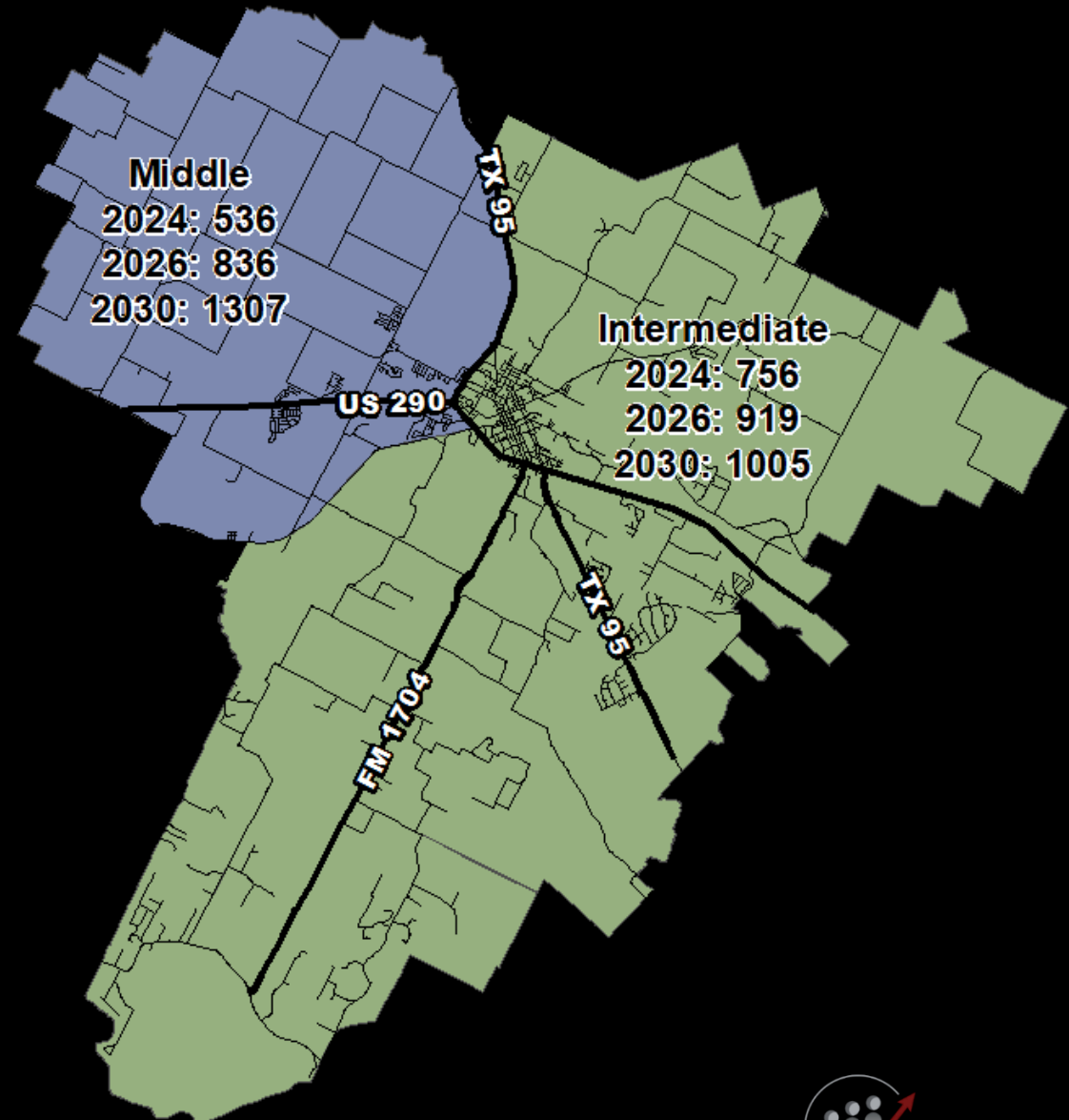
Middle School Option 2

By adding on to Intermediate, could push off need for 3rd middle school

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
									Increase Int Capacity to Equal MS		
		5th-6th			6th-8th						
Intermediate	713	688	692	780	756	817	919	972	1018	1014	1005
		7th-8th			6th-8th						
Middle	990	756	730	790	536	649	836	971	1104	1210	1307

Area closest to current MS is projected to grow significantly toward end of projection period = smaller enrollment to start

Current Secondary Schools

Using Current Grade Groups

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Intermediate	713	688	692	780	936	1052	1183	1258	1310	1361	1432
Middle	990	756	730	790	821	956	1166	1300	1452	1536	1591
High	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406

LONG-RANGE FACILITIES PLAN & PRIORITY CODES

In the early spring of 2021, Elgin ISD initiated a comprehensive, district-wide **Facilities Condition Assessment** which concluded in early May 2021.

by definition…

- A facilities condition assessment is a comprehensive, systematic evaluation of existing conditions for a facility or group of facilities.

- It involves a thorough, visual examination of the interior and exterior of each designated campus or site (beginning with a site-by-site, building-by-building, physical walk-through) in order to assess current-state conditions and anticipated remaining useful life of those buildings, sites, systems and component systems.

purpose & timing…

- Facilities assessments are essential to the long-term stewardship of facility assets and assist in maximizing the functionality, value, and useful life of educational and support facilities.

- Assessment results are also leveraged to:
  – evaluate both the adequacy and equity of existing facilities, and
  – develop and refine budgets and capital improvement plans.

- Facility assessments are commonly performed every three (3) to five (5) years.
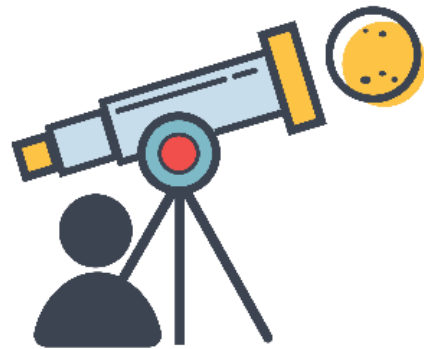
LONG-RANGE FACILITIES MASTER PLAN
Facilities Assessment Process // Steps

PLAN
Initiate
Define

DISCOVER
Collect
Reflect

ASSESS
Relate
Validate

ADAPT
Design
Refine

PLAN
Initiate
Define

- Initiation & Pre-launch Planning Meetings
- Scope, Goals, Deliverables & Timing
- Schedule & Milestones
- District & Community Participants/Key Stakeholders
- Team Composition, Key Stakeholders, Roles & Responsibilities
- Communication, File Storage/Sharing Protocols and Building Access Requirements

SITE WALKS (Architecture Schedule)

			02/23/21
PILOT WALK: HS_Elgin	Site Walks	Complete	02/23/21
ALT_Phoenix HS	Site Walks	Complete	02/23/21
SUP_Wildcat Stadium	Site Walks	Complete	02/23/21
ES_Neidig	Site Walks	Complete	02/24/21
ES_BTW	Site Walks	Complete	02/24/21
ES_Elgin	Site Walks	Complete	02/24/21
MS_Elgin	Site Walks	Complete	02/25/21
IS_Elgin	Site Walks	Complete	02/25/21
SUP_Admin Build			
SUP_Child Devel			
SUP_Technology			
SUP_Transport			
SUP_Maintenan			
SUP_Child Nutr			
SUP_Ag Barn			
MAKE UP WA			

EISD_MASTER FACILITY INFO + WALK TRACKING

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| COMMON NAME	FACILITY TYPE	FACILITY GROUP	ADDRESS	BLDG SF	YEAR BUILT	BLDG AGE	TOTAL ACRES	ENROLLMENT (as of 4/26/21, EISD)
Elgin High School	High School	Educational Facilities	14000 County Line Road Elgin, TX 78621	215,840	1999	22	92.47 shared with WCS & Phoenix	1,359
Elgin Middle School	Middle School	Educational Facilities	1351 North Avenue C Elgin, TX 78621	160,000	2008	13	27.89	768
Elgin Intermediate School	Intermediate School	Educational Facilities	902 West 2nd Street Elgin, TX 78621	77,500	1963	58	17.89 shared with Technology, Transportation, CNS & M&W	680
Elgin Elementary School	Elementary School	Educational Facilities	1005 West 2nd Street Elgin, TX 78621	64,000	1960	61	10.37	678
Neidig Elementary School	Elementary School	Educational Facilities	13700 County Line Road Elgin, TX 78621	68,575	2004	17	15.48	518
BTW Elementary School	Elementary School	Educational Facilities	510 Martin Luther King Blvd. Elgin, TX 78621	76,930	1960	61	10.14	627
Phoenix High School	Alternative / Special Program Facility	Educational Facilities	14000 County Line Rd, Bldg B7 Elgin, TX 78621	9,860	2021	0	92.47 shared with EHS & WCS	51
Administration Building	Support Facility	Support Facilities	1002 North Avenue C Elgin, TX 78621	22,100	1926	95	9.5 shared wtith CDC & OS	N/A

LONG-RANGE FACILITIES MASTER PLAN
Facilities Assessment Process // Steps

DISCOVER
Collect
Reflect
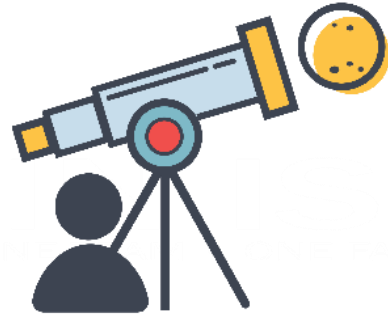
- ❏ District Mission, Strategy, Priorities, Initiatives & Baseline Data
- ❏ Facility Inventory & History and Capacities
- ❏ Educational Programs
- ❏ Demographics & Enrollment Data
- ❏ Facility Standards
- ❏ Maps, Floor Plans, Aerials
- ❏ Principal – Stakeholder Questionnaire
- ❏ Departmental Focus Group Meetings
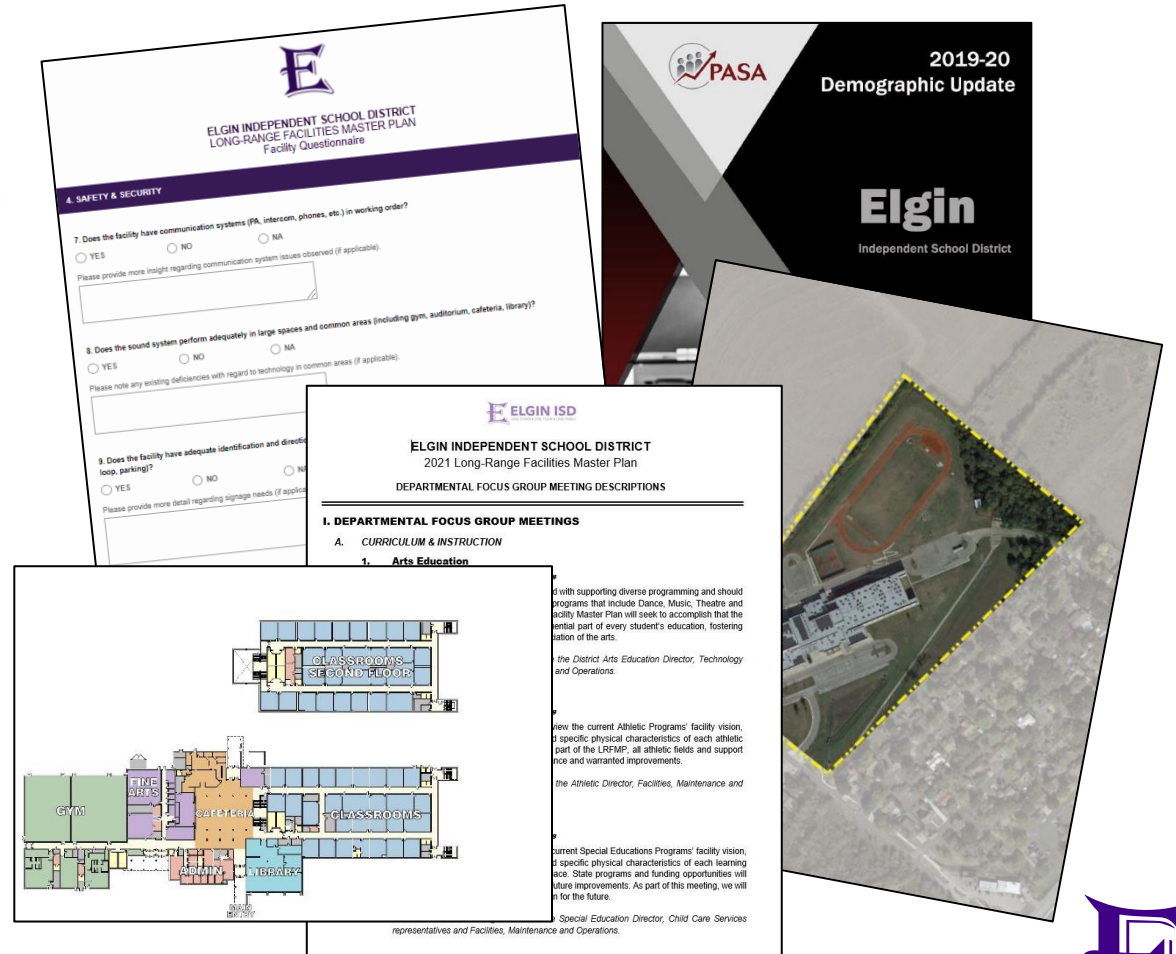
LONG-RANGE FACILITIES MASTER PLAN
Facilities Assessment Process // Steps

ASSESS
Relate
Validate

- ❑ Table-top Review Meetings
- ❑ Database Development
- ❑ Pilot Site Walk
- ❑ Data Entry, Classification, Prioritization, Quantification & Costing
- ❑ Line-by-Line Review Meetings
- ❑ Assessment Observations & Findings
- ❑ Facility Condition Index
- ❑ Potential Options
- ❑ Stakeholder Feedback

ADAPT
Design
Refine

- ❏ Facility Deficiencies & Opportunities
- ❏ Scenario Modeling & Feasibility (Potential Options, Costs & Priorities/Phasing)
- ❏ Community Engagement
- ❏ Planning Meetings, Deliberation & Decision-making
- ❏ Final Recommendations & Plans based on Stakeholder Feedback
- ❏ Data Entry, Classification & Prioritization
- ❏ Data Review, Analysis & Reporting
- ❏ Anticipated Costs, Funding Options & Financial Plan
- ❏ Board Workshop(s)
- ❏ Facility Master Plan Development
- ❏ Revised Capital Plans & Budgets
- ❏ Implementation Plan

ELGIN MIDDLE SCHOOL
SUMMARY REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	$2,134,764
Priority 2	$4,372,727
Priority 3	$6,754,756
Priority 4	$7,461,074
Priority TBD	$401,250

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY TBD	TOTAL COST
Civil	$564,425	$21,467	$0	$0	$0	$585,892
Building Envelope	$5,798	$0	$0	$172,043	$0	$177,841
Architectural	$97,370	$115,452	$2,893,391	$1,689,294	$401,250	$5,196,757
Mechanical	$292,444	$143,113	$2,886,501	$92,166	$0	$3,414,223
Electrical	$0	$35,778	$561,413	$1,903,282	$0	$2,500,473
Plumbing	$16,719	$61,538	$252,665	$3,604,290	$0	$3,935,212
Technology	$81,989	$43,148	$0	$0	$0	$125,137
Life Safety & Security	$269,508	$524,686	$0	$0	$0	$794,192
Athletics/Activities	$0	$2,225,399	$0	$0	$0	$2,225,399
Food Service	$808,513	$1,202,145	$160,787	$0	$0	$2,169,444
Priority Total						

ELGIN MIDDLE SCHOOL
DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
	CIVIL					$585,892
1140	Replace irrigation controls and provide remote access with master valve.	1	Irrigation	Site	Staff Input	$20,063
1130	Repaint and restripe ADA and fire lane locations in parking lots.	1	Painting - Exterior	Parking	Consultant Assessment with District Personnel	$8,688
1136	Regrade swale between area inlets between sidewalk and backside of building, across from tennis courts.	1	Site Drainage	Site	Consultant Assessment with District Personnel	$13,375
1137	Regrade grass area along northeast face of building to provide positive drainage away from building.	1	Site Drainage	Site	Consultant Assessment with District Personnel	$13,375
1138	Regrade existing detention pond.	1	Site Drainage	Site	Consultant Assessment with District Personnel	$72,225
					Consultant Assessment with District Personnel	$29,425
					Consultant Assessment with District Personnel	$401,250
					Consultant Assessment with District Personnel	$8,025
				Area	Consultant Assessment with District Personnel	$21,467
						$177,841
					Consultant Assessment with District Personnel	$5,798
					Consultant Assessment with District Personnel	$172,043
						$4,795,507
					Consultant Assessment with District Personnel	$28,088
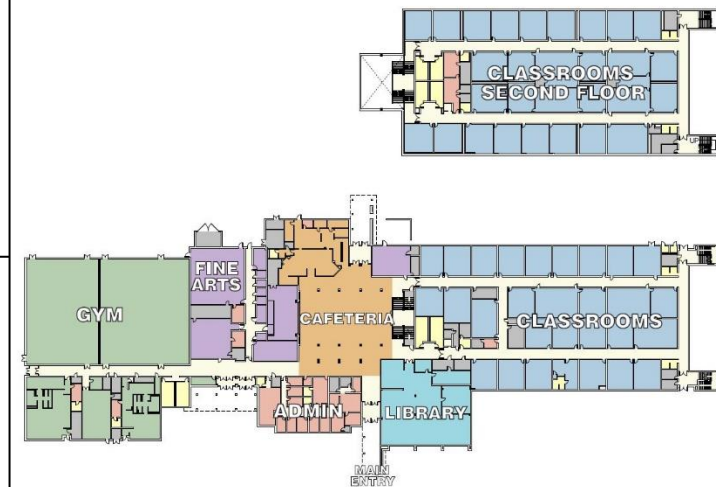
CLASSROOMS
SECOND FLOOR

GYM
FINE ARTS
CAFETERIA
CLASSROOMS
ADMIN
LIBRARY
MAIN ENTRY

✓ The Elgin ISD Facilities Condition Assessment encompassed physical, visual observation of interior and exterior conditions at all school campuses as well as administrative, support, alternative, special program and athletic facilities.

✓ The assessments were observation-based and did not involve invasive and/or destructive investigation.

✓ The scope of the assessments extended to all permanent structures and sites.

✓ The assessments were conducted by a multi-disciplinary team of architects, engineers and subject-matter experts. The physical site walks encompassed a site-by-site, building-by-building, area-by-area examination of existing conditions including building exteriors and interiors and the major systems and components of each.

✓ Each consultant entered their site walk data directly into the assessment database via computer and/or mobile device.

✓ After all of the facility assessment site walks were conducted, "line-by-line" discipline review meetings were held with EISD representatives to discuss and validate the deficiencies identified for each facility and to prioritize them.

✓ Once fully vetted, assessment data was updated, pricing and quantities assigned, and then preliminary reports were generated.
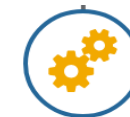
CIVIL   BUILDING ENVELOPE   ARCHITECTURE   MECHANICAL   ELECTRICAL

PLUMBING   TECHNOLOGY   LIFE SAFETY & SECURITY   SPORTS   FOOD SERVICE

LONG-RANGE FACILITIES MASTER PLAN
Facilities Assessment Process // Priority Codes

Priority 1 // MUST DO
Legal, Life Safety and/or Critical Replacements
Programmatic Musts
(Life Expectancy 1 to 2 years)

Priority 2 // SHOULD DO
Necessary System Repair and Replacements and/or Curricular,
Instructional or Program Needs
(Life Expectancy 3 to 5 years)

Priority 3 // WOULD LIKE TO DO
Projected Life-Cycle System/Equipment Replacements or Curricular,
Instructional & Program Enhancements
(Life Expectancy 6 to 10 years)

Priority 4 // FUTURE CONSIDERATION
Anticipated Life-Cycle System/Equipment Replacements or scopes of
work that will not be addressed with bond funding at this time
(Life Expectancy 11+ years)

ADDITIONAL PRIORITY CODES:

"TBD" – To be determined

"M" – Maintenance

"N/A" – Included in another scope of work

"N/R" – Not recommended

"C" – Complete

"IP" – In Progress

✓ Estimates were developed based on costs for similar projects regionally, coupled with PBK's experience and supporting database. Insight from other respected/neutral, school construction and cost estimating firms such as R.S. Means provided additional validation of the estimating methodology employed.

✓ It is important to note that the estimated costs for recommended scopes of work reflect 2021 dollars, including soft costs and escalation based on the assigned priority.
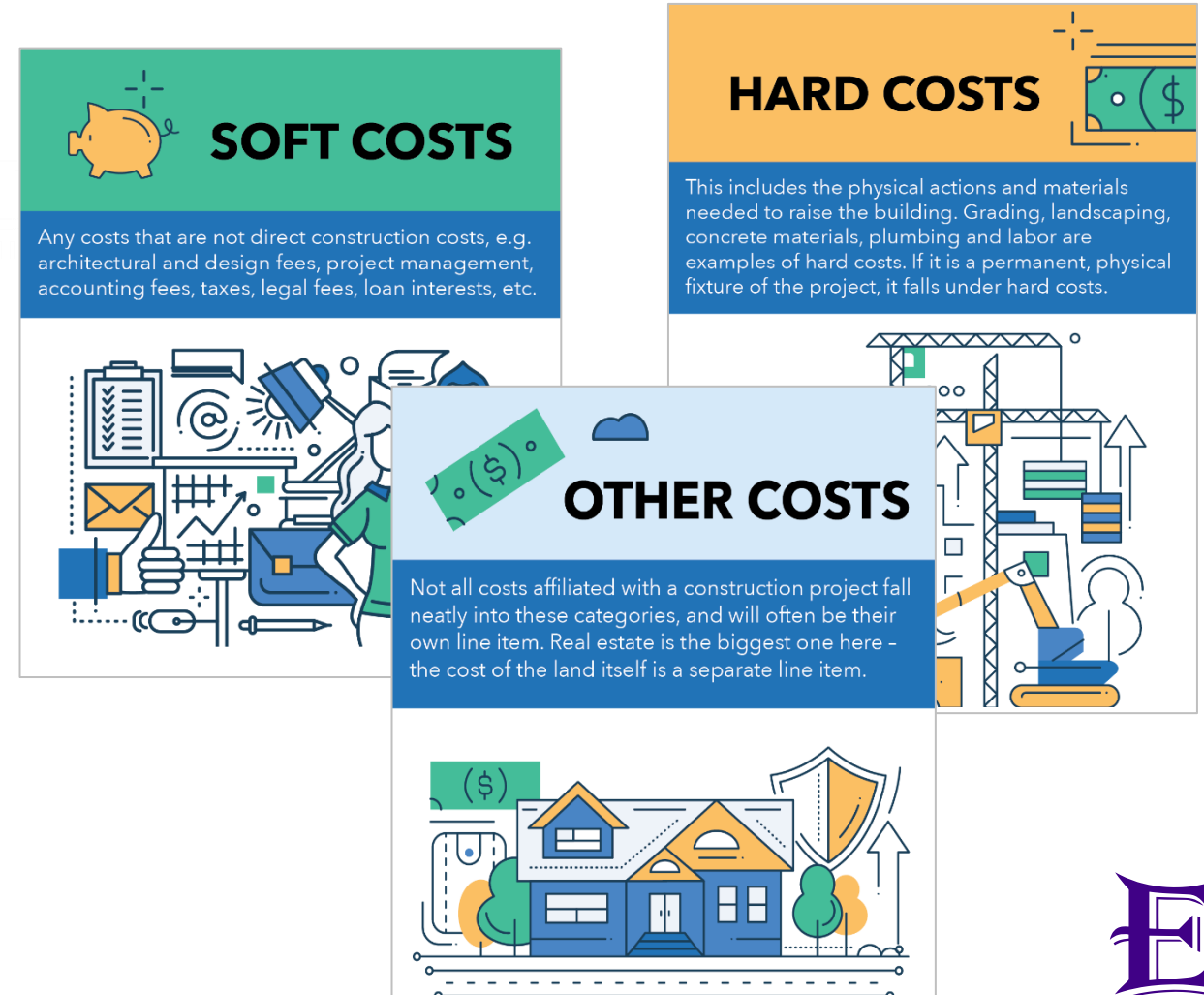
Project Soft Costs address anticipated costs of owner-supplied items that are added to the estimated Construction Cost to determine the Total Project Cost.

Soft Costs may vary from project-to-project due to scale, project type and site conditions. Common soft cost items include, but are not limited to:

▪ Non-Contract Cost

Cost includes various items not included in the construction contract such as program management, surveys, geotechnical reports, accessibility review fees, utilities outside of GC contract, permitting application fees, materials testing, HVAC testing and balancing, commissioning, reimbursables, contingency, etc.

▪ Furniture, Fixtures & Equipment (FF&E)

▪ Technology Equipment

▪ Architectural and Engineering (A&E) Fees

SOFT COSTS

Any costs that are not direct construction costs, e.g. architectural and design fees, project management, accounting fees, taxes, legal fees, loan interests, etc.

HARD COSTS

This includes the physical actions and materials needed to raise the building. Grading, landscaping, concrete materials, plumbing and labor are examples of hard costs. If it is a permanent, physical fixture of the project, it falls under hard costs.

OTHER COSTS

Not all costs affiliated with a construction project fall neatly into these categories, and will often be their own line item. Real estate is the biggest one here – the cost of the land itself is a separate line item.

$$FCI = \frac{\text{total cost of existing deficiencies}}{\text{current replacement value}}$$

➢ An industry-standard measure used to compare relative building conditions

➢ Intended to be used as a tool only and not the sole determining factor in decisions

➢ 1:1 Replacement

➢ The lower the FCI, the better the condition of the building and the lower the need for remedial/maintenance work.

➢ An FCI of **60%** means that an investment of **60%** of the building's total cost is needed in order to keep the facility in working order.

QUESTIONS?