

Long Range Facilities Planning Committee September 6, 2022



WELCOME FROM YOUR SUPERINTENDENT

Dr. Celina Estrada Thomas Superintendent







- WELCOME & INTRODUCTIONS
- CHARGE TO COMMITTEE
- NORMS & PROCESS OVERVIEW
- DEMOGRAPHIC REPORT &
 BUILD-OUT INFORMATION
- FACILITY ASSESSMENT PRESENTATION
- CLOSING









Collaboration | Communication | Critical Thinking | Creativity

Dr. Lizzy Johnson Facilitator

lizzy@transcend4.com

940.595.0251

The Hutto ISD Long Range Facilities Planning Committee is charged by the Board of Trustees to, in the spirit of the strategic plan:

- prioritize the needs of ALL HISD students and make decisions that will enable students to receive a premier education;
- represent the expectations and values of the community;
- consider projects that will provide a safe and secure educational setting for students and staff; and
- make recommendations that enhance the District's capacity to provide conditions for quality teaching and learning within the parameters of fiscal capacity and responsibility.





HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The Hutto ISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.





GROUND RULES



- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting





Q&A PROCESS

- Each table will discuss the information presented and select one question to ask.
- Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email or website post.





Meeting #1

Process, timeline, vision, end goal Charge from Board of Trustees Gradients of Decision Making Model Review of projects since prior bond School Finance 101

Meeting #2

Demographic Report Facility Needs Assessment

<u>Meeting #3</u> Facility Tours

Meeting #4

Project Priority Presentation

Meeting #5

Financial Advisor Presentation Priority Worksheet and Mock Vote

Meeting #6

Bond Package Development with CoVoice SWOT Analysis regarding potential bond



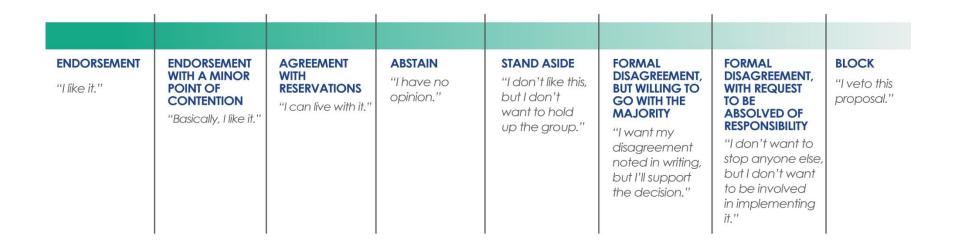




https://www.hipponation.org/Page/10926





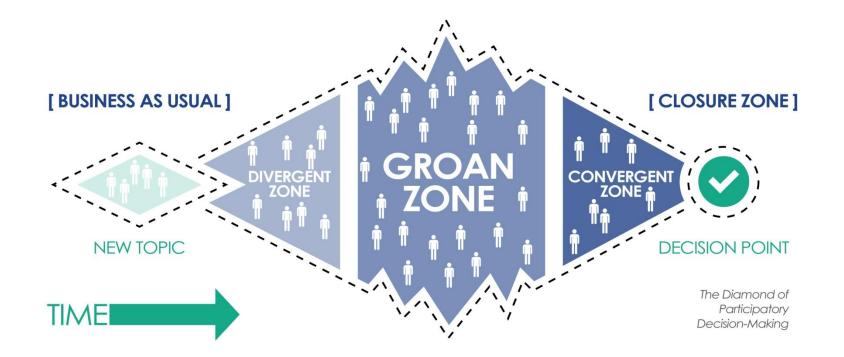


This scale makes it easier for participants to be honest. Using it, members can register less-than-whole hearted support without fearing that their statement will be interpreted as a veto.





DYNAMICS OF GROUP DECISION-MAKING



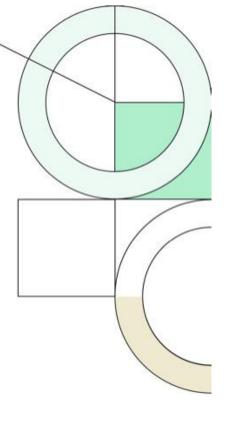


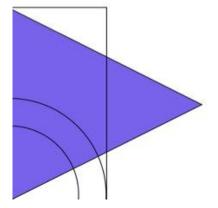






Hutto Independent School

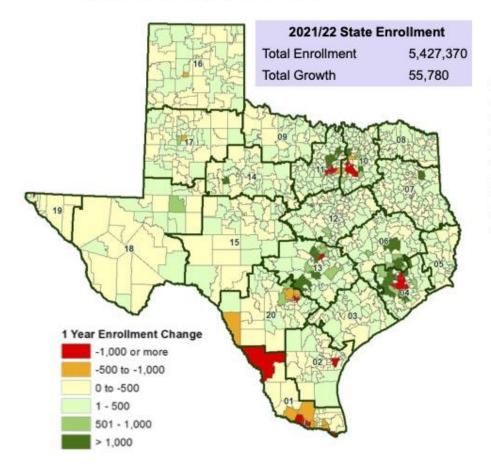


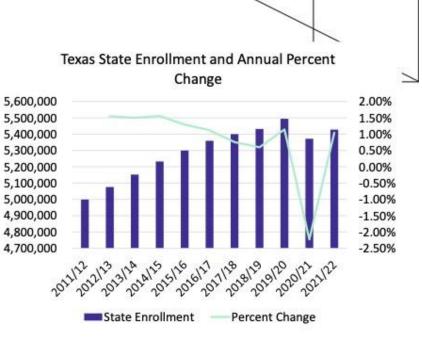


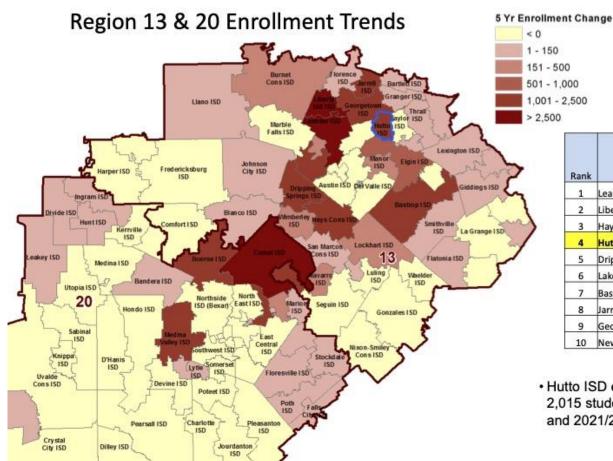
2Q22

Demographic Report

State Enrollment Trends









 Hutto ISD enrollment increased by 2,015 students between 2016/17 and 2021/22, an increase of 29%/





6.1

6.6

7.0



% Zonda.

Education



Local Economic Conditions



Samsung Semiconductor Chip-making Plant

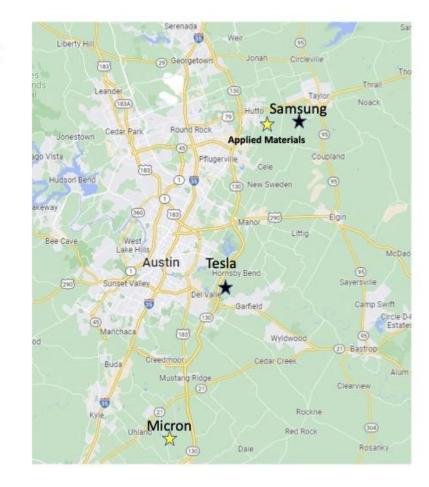
- Samsung has finalized plans to locate a \$17 billion dollar semiconductor chip-making facility in Taylor, TX
- The aim is to kick off construction in 2022, with a target of production start in the second half of 2024
- The project will create over 2,000 high-tech jobs, thousands of indirect jobs, and a minimum of 6,500 construction jobs
- The project will be among the largest single economic investments in Texas history and the largest single investment in the Austin area



Micron's plans for potential \$80B semiconductor factory near Lockhart unveiled in incentives applications

Company says it hasn't 'made any final decisions regarding the location, timing or scope of any expansion plans'

- Construction on the first phase could start January 2023
- Commence operations by the end of December 2026
- Average wage proposed \$71,167.80 according to Micron's Chapter 313 application
- Lochart ISD approved the 313 agreement on Aug. 8th
- Austin region continues tech expansion
- The Austin region will continue to see job growth for the foreseeable future!





Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q22

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Futures
1	LEANDER ISD	2,816	2,460	1,958	2,416	6,648
2	HAYS CISD	3,532	2,328	2,708	3,884	42,402
3	GEORGETOWN ISD	3,107	2,286	2,374	3,487	14,970
4	LIBERTY HILL ISD	2,400	1,977	1,819	2,315	10,169
5	HUTTO ISD*	1,928	1,669	1,163	1,122	9,776
6	PFLUGERVILLE ISD	1,152	1,371	899	1,014	8,855
7	JARRELL ISD	1,431	1,144	765	1,335	12,300
8	AUSTIN ISD	2,212	1,008	2,576	1,257	10,275
9	DEL VALLE ISD	1,095	919	890	1,233	23,499
10	DRIPPING SPRINGS ISD	1,050	859	854	765	7,849
11	MANOR ISD	1,457	787	1,225	1,476	14,345
12	BASTROP ISD	1,042	775	635	2,649	16,606
13	LAKE TRAVIS ISD	705	656	726	792	4,061
14	SAN MARCOS CISD	1,062	517	846	847	5,579
15	ROUND ROCK ISD	822	479	760	838	5,229
16	ELGIN ISD	485	354	311	561	8,981
17	TAYLOR ISD	246	223	140	200	1,035
18	LAGO VISTA ISD	296	197	254	369	3,984
19	LOCKHART ISD	67	57	59	250	19,051
20	WIMBERLEY ISD	14	19	12	56	0

.

* * * * * * * *

% Zonda.

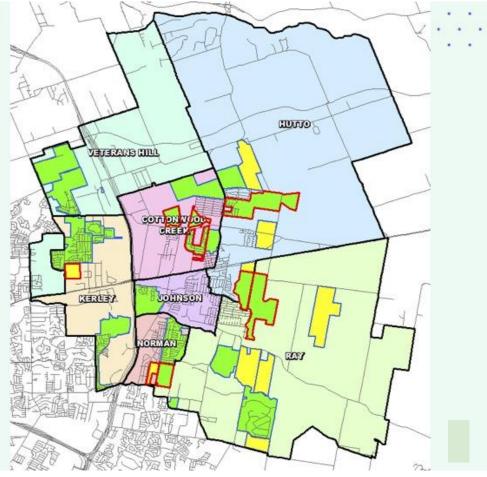
Based on additional Templeton Demographics housing research
 **Includes Age-Restricted subdivisions



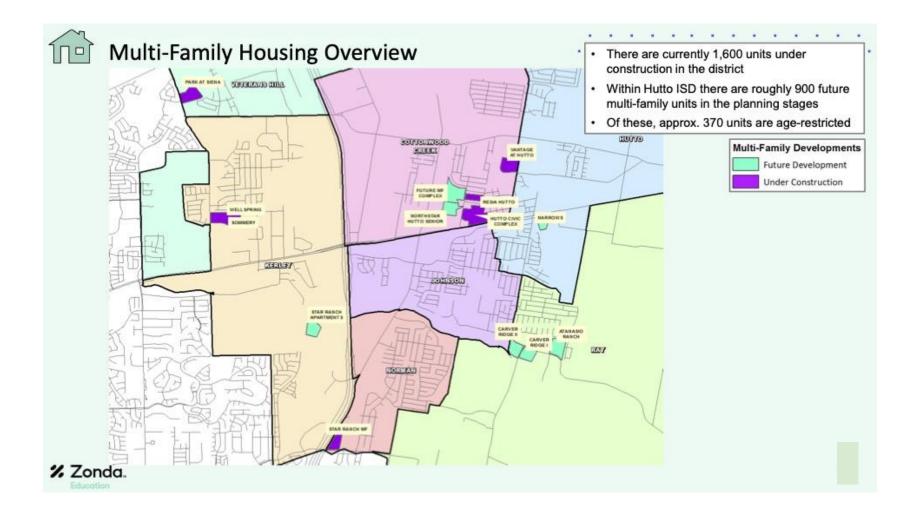
District Housing Overview

- The district has 21 actively building subdivisions
- Within HISD there are 11 future subdivisions
- Of these, groundwork is underway on 1,099 lots within 9 subdivisions











Ten Year Forecast by Grade Level – Projections from Spring 2022

																1		
Year (Oct.)	EE	PK	к	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growt
2017/18	73	163	502	561	523	586	610	539	570	582	542	583	483	486	437	7,240		<u> </u>
2018/19	61	236	543	523	560	562	594	650	563	590	616	638	518	472	466	7,592	352	4.86%
2019/20	87	253	635	599	556	594	610	625	716	610	598	742	564	509	432	8,130	538	7.09%
2020/21	69	212	587	651	598	585	621	642	659	746	644	665	677	569	496	8,421	291	3.58%
2021/22	93	258	682	628	698	633	621	663	698	682	757	751	627	634	535	8,960	539	6.40%
2022/23	93	258	756	785	701	762	696	692	741	768	747	924	691	617	609	9,840	880	9.82%
2023/24	93	258	829	852	834	767	842	757	759	805	824	904	850	680	588	10,642	802	8.15%
2024/25	93	258	893	913	884	894	807	902	828	801	853	971	832	838	673	11,440	798	7.50%
2025/26	93	258	948	995	958	962	956	868	977	858	844	1,004	894	820	811	12,246	806	7.05%
2026/27	93	258	992	1,038	1,043	1,019	1,011	1,015	942	1,003	898	992	924	885	796	12,909	663	5.41%
2027/28	93	258	1,070	1,101	1,085	1,123	1,059	1,078	1,098	971	1,058	1,057	913	912	864	13,740	831	6.44%
2028/29	93	258	1,083	1,163	1,147	1,163	1,182	1,134	1,165	1,133	1,015	1,245	973	901	886	14,541	801	5.83%
2029/30	93	258	1,130	1,204	1,220	1,237	1,202	1,256	1,207	1,198	1,179	1,193	1,146	961	876	15,360	819	5.63%
2030/31	93	258	1,184	1,277	1,248	1,323	1,264	1,289	1,337	1,243	1,247	1,386	1,098	1,132	934	16,313	953	6.20%
2031/32	93	258	1,218	1,353	1,310	1,366	1,338	1,367	1,372	1,375	1,293	1,466	1,276	1,084	1,101	17,270	957	5.87%

Yellow box = largest grade per year Green box = second largest grade per year





Ten Year Forecast by Campus – Projections from Spring 2022

			Fall	ENROLLMENT PROJECTIONS												
Campus	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32			
COTTONWOOD CREEK ELEM	800	574	612	701	809	914	1,023	1,127	1,200	1,282	1,368	1,439	1,517			
HUTTO ELEMENTARY	800	519	627	763	903	986	1,052	1,139	1,224	1,294	1,385	1,482	1,576			
NADINE JOHNSON ELEMENTARY	700	525	572	623	659	697	715	728	722	732	733	726	720			
KERLEY ELEMENTARY	860	668	728	776	825	868	933	978	1,029	1,060	1,102	1,138	1,187			
HOWARD NORMAN ELEMENTARY	800	560	553	572	582	601	616	640	665	688	708	710	724			
RAY ELEMENTARY	800	568	599	649	713	794	872	990	1,113	1,216	1,309	1,408	1,521			
VETERANS HILL ELEM	800	551	585	659	741	784	827	867	914	951	995	1,033	1,058			
ELEMENTARY SCHOOL TOTALS	5,560	3,965	4,276	4,743	5,232	5,644	6,038	6,469	6,867	7,223	7,600	7,936	8,303			
Elementary Absolute Change		6	311	467	489	412	394	431	398	356	377	336	367			
Elementary Percent Change		0.15%	7.84%	10.92%	10.31%	7.87%	6.98%	7.14%	6.15%	5.18%	5.22%	4.42%	4.62%			
FARLEY MIDDLE SCHOOL	1,200	990	1,030	1,089	1,146	1,189	1,248	1,310	1,420	1,530	1,662	1,774	1,856			
HUTTO MIDDLE SCHOOL	1,200	1,059	1,107	1,167	1,242	1,293	1,431	1,533	1,707	1,783	1,922	2,053	2,184			
MIDDLE SCHOOL TOTALS	2,400	2,049	2,137	2,256	2,388	2,482	2,679	2,843	3,127	3,313	3,584	3,827	4,040			
Middle School Absolute Change	-	125	88	119	132	94	197	164	284	186	271	243	213			
Middle School Percent Change		6.50%	4.29%	5.57%	5.85%	3.94%	7.94%	6.12%	9.99%	5.95%	8.18%	6.78%	5.57%			
9TH GRADE CENTER	1,000	0	751	924	904	971	1,004	992	1,057	1,245	1,193	1,386	1,466			
HUTTO HIGH SCHOOL	2,400	2,404	1,796	1,917	2,118	2,343	2,525	2,605	2,689	2,760	2,983	3,164	3,461			
HIGH SCHOOL TOTALS	3,400	2,404	2,547	2,841	3,022	3,314	3,529	3,597	3,746	4,005	4,176	4,550	4,927			
High School Absolute Change		158	143	294	181	292	215	68	149	259	171	374	377			
High School Percent Change		7.03%	5.95%	11.54%	6.37%	9.66%	6.49%	1.93%	4.14%	6.91%	4.27%	8.96%	8.29%			
DISTRICT TOTALS	11,360	8,421	8,960	9,840	10,642	11,440	12,246	12,909	13,740	14,541	15,360	16,313	17,270			
District Absolute Change		291	539	880	802	798	806	663	831	801	819	953	957			
District Percent Change		3.6%	6.4%	9.8%	8.2%	7.5%	7.0%	5.4%	6.4%	5.8%	5.6%	6.2%	5.9%			





DISTRICT	SQUARE MILES	2002/03 ENROLLMENT	2021/22 Enroliment	19-Year CHANGE	Students per Sq. Mile 21/22
Pflugerville ISD (4 High Schools)	76.3	15,875	25,486	9,611	333.82
New Braunfels ISD (2 High Schools)	75.6	6,285	9,676	3,391	128.01
Frisco ISD (12 High Schools)	75.2	11,145	65,825	54,680	875.36
Royse City ISD (1 High School)	75.1	2,494	7,629	5,135	101.58
Eagle Mt-Saginaw ISD (3 High Schools)	72.9	7,809	22,464	14,655	308.34
Hutto ISD (1 High School)	67.8	1,640	8,960	7,320	132.18
Keller ISD (4 High Schools)	66.0	20,109	34,813	14,704	527.35
Schertz-Cibolo-Universal City ISD	60.0	6,718	15,890	9,172	264.78
Judson ISD (3 High Schools)	55.7	17,627	24,536	6,909	440.47



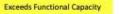


Hutto ISD: Current Trend 20 - Year Projections

Year (Oct)	Elementary	Middle	High	Total	Total Growth	% Growth
2017/18	3,557	1,694	1,989	7,240		
2018/19	3,729	1,769	2,094	7,592	352	4.9%
2019/20	3,959	1,924	2,247	8,130	538	7.1%
2020/21	3,965	2,049	2,407	8,421	291	3.6%
2021/22	4,276	2,137	2,547	8,960	539	6.4%
2022/23	4,743	2,256	2,841	9,840	880	9.8%
2023/24	5,165	2,388	3,022	10,575	735	7.5%
2024/25	5,500	2,481	3,314	11,295	720	6.8%
2025/26	5,900	2,574	3,529	12,003	708	6.3%
2026/27	6,248	2,735	3,597	12,580	577	4.8%
2027/28	6,670	2,912	3,745	13,327	747	5.9%
2028/29	7,036	3,101	3,872	14,009	682	5.1%
2029/30	7,472	3,272	4,052	14,796	787	5.6%
2030/31	7,961	3,463	4,299	15,723	927	6.3%
2031/32	8,472	3,705	4,557	16,734	1,011	6.4%
2032/33	9,486	3,993	4,824	18,303	1,569	9.4%
2033/34	9,824	4,158	5,021	19,003	700	3.8%
2034/35	10,163	4,323	5,217	19,703	700	3.7%
2035/36	10,501	4,488	5,414	20,403	700	3.6%
2036/37	10,839	4,653	5,611	21,103	700	3.4%
2037/38	11,177	4,818	5,807	21,803	700	3.3%
2038/39	11,516	4,983	6,004	22,503	700	3.2%
2039/40	11,854	5,148	6,201	23,203	700	3.1%
2040/41	12,192	5,313	6,397	23,903	700	3.0%
2041/42	12,531	5,478	6,594	24,603	700	2.9%
2042/43	12,869	5,644	6,791	25,303	700	2.8%

- 2025/26 Elementary School campuses exceed current functional capacities (5,560)
- 2024/25 Middle School Campuses exceed functional capacities (2,400)
- High School Campus may exceed current functional capacity by 2025/26 (3,400)







LOW (~900 homes per year)

18,400 students

- 4+ additional elementary campuses
- 1-2 Middle School Campuses
- 1 High School

Current Forecast (~1,400 homes per year)

25,300 students

- 9-10 Elementary Campuses
- 2-3 Middle School Campuses
- 1-2 High School Campuses

HIGH (~2,600 homes per year)

30,500 students

- 11-12 Elementary Campuses
- 3-4 Middle School Campuses
- 2+ High School Campuses





% Zonda.

20,000 18,000 17,270 16,000 13,740 14,000 12,909 12,000 10,000 8,960 8,000 6,000 4,000 2,000 0 2017/18 2019/20 2020121 2018/19 2031/32 2012112 1022112 201312 102412 201512 201612 201212 201312 201312 201312 201312

Enrollment Forecast

- Austin region continues to see strong job growth which will lead to continued population growth along Hwy 130
- Hutto ISD's five year housing forecast to increase by 8,500 single family homes and 2,600 multifamily units
- By the 2027 school year enrollment likely to exceed 13,700 students
- District will need prepare for an additional 5-7 elementary schools, 2-3 middle schools and 1-2 high schools over the next 10-12 years

Table Talk Q&A Process





In addition to making recommendations for growth and future capital improvement plans to the Board of Trustees, the District also maintains and provides updates to the Board about the state of our current facilities. The reports consist of:

- Feasibility Study & Assessment a document to track the status of current systems (HVAC, MEP, Envelope, Roofing, etc.) and their projected life cycles/replacement timelines
 - Ongoing analysis of campus utilization capacities
- Educational Adequacy Assessment evaluates how well a campus is equipped to deliver the current instructional curriculum as it relates to classroom size, appropriate campus space, sufficient technology, etc.
- Long Range Facility Plans allows for input from teachers, students, parents, taxpayers, and other interested parties that reside within the district what we are doing now!





Final Bond Proposal

Program	Project		R	atin	g		Weighted	Ect	Estimated Cost*		oosal Estimate*	Notes			
riogiam	Flojeci	1	2	3	4	5	Weighled	LSI	indied Cosi	no	Josai Esimale	Notes			
E	Transportation Facility	3	10	1	0	0	3.14	\$	3,600,000	\$	5,000,000	Increase for recent inflation			
lo	HS 1 Additions/Renovations	6	7	5	0	0	3.06	\$	57,000,000	\$	39,000,000	Competition Gym Removed			
r D	District Vehicles	1	7	2	0	0	2.90	\$	1,400,000	\$	1,400,000				
wth	Technology	0	9	1	0	0	2.90	\$	8,000,000	\$	16,535,000	Increase per Technology Report			
Growth Construction	ES Additions/Renovations	0	9	2	0	0	2.82	\$	20,150,000	\$	14,600,000	HVAC, Roofing, & FF&E			
	Middle School #3	2	9	5	0	0	2.81	\$	59,630,000	\$	62,090,000	Extended schedule per new Demographics			
New	HES Modernization	2	7	3	1	0	2.77	\$	16,900,000	\$	14,800,000	Increase for recent inflation			
2	CS Modernization	2	7	3	1	0	2.77	\$	13,200,000	\$	-				
								2 - 0%							
	EWCHEC	3	7	9	1	4	2.17	\$	37,900,000	\$	-				
Equity Add. & Reno.	MS Additions/Renovations	0	1	9	2	0	1.92	\$	20,750,000	\$	15,670,000	HVAC, Roofing, Fine Arts, PBL, FF&E			
	Safety and Security	0	0	12	2	0	1.86	\$	500,000	\$	500,000				
- 4 -	Memorial Stadium	0	1	11	7	0	1.68	\$	21,800,000	\$	21,800,000				
Other	Land Budget	0	2	4	8	1	1.47	\$	3,000,000	\$	3,000,000				
Oner	HS 2 Build-out	0	0	4	9	3	1.06	\$	137,800,000	\$	-				
Estimated cost based on years proposed for design & Construction *1 is highest priority, 5 is lowest		total	\$	401,630,000	\$	194,395,000									





DEFERRED MAINTENANCE

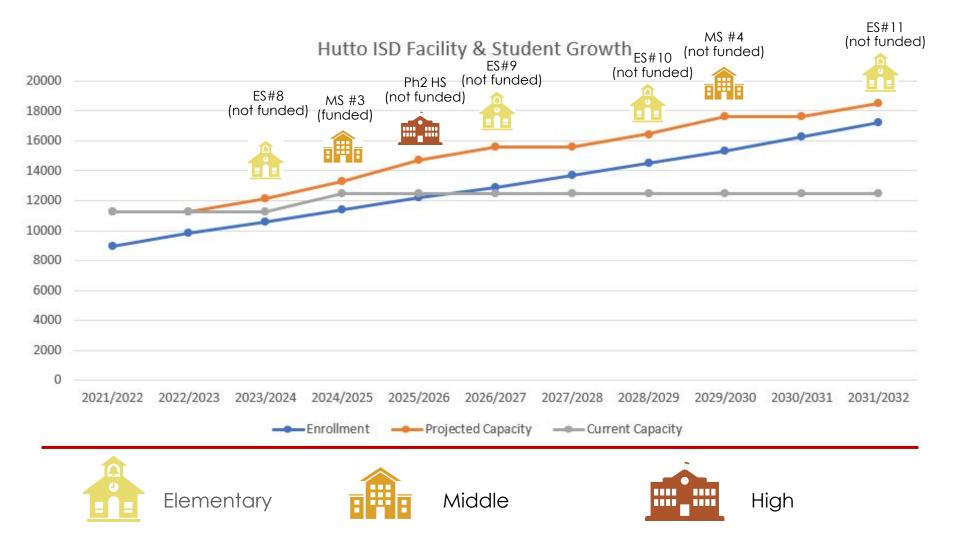
- Roofing replacement projects
 - 10 of 15 campuses/bldgs are in need of roof replacement
 - Impact of water leaks on equipment, buildings, air quality
 - Gutters, downspouts, caulking
- HVAC
 - 6.5 of 15 campuses/bldgs have equipment that is original/near end of life
 - Exhaust fans in gang restrooms need to be replaced
- Civil Improvements
 - Sidewalks
 - Site drainage
 - Parking lot paving/asphalt
- Kitchen Equipment
 - Effects of hard water on all equipment and plumbing
 - Update exhaust hoods to meet recent change in code compliance

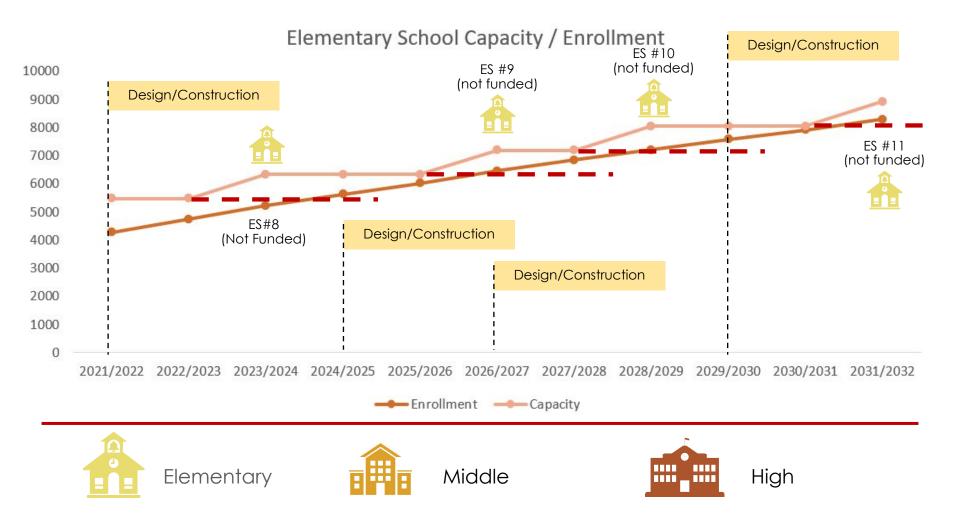
How do these systems impact student learning?



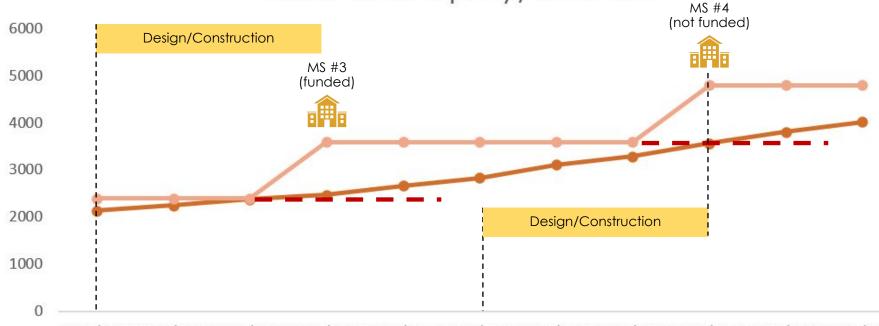


Campus Capacity Graphic Timelines





Middle School Capacity / Enrollment



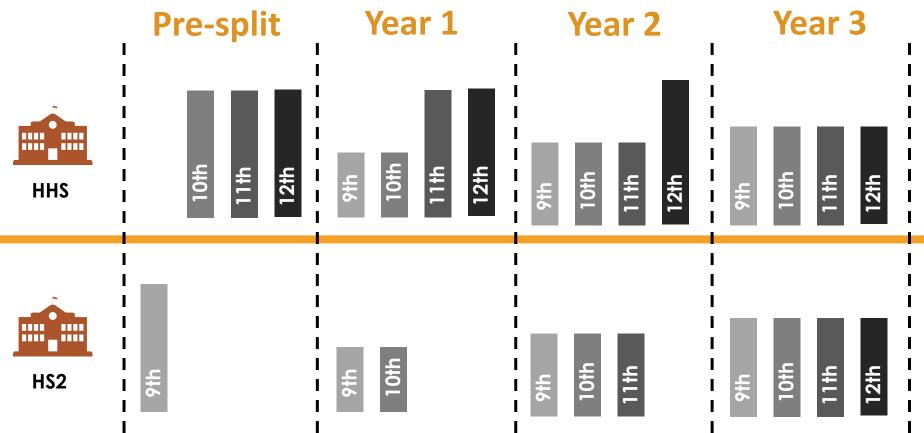
 $2021/2022\,2022/2023\,2023/2024\,2024/2025\,2025/2026\,2026/2027\,2027/2028\,2028/2029\,2029/2030\,2030/2031\,2031/2032$



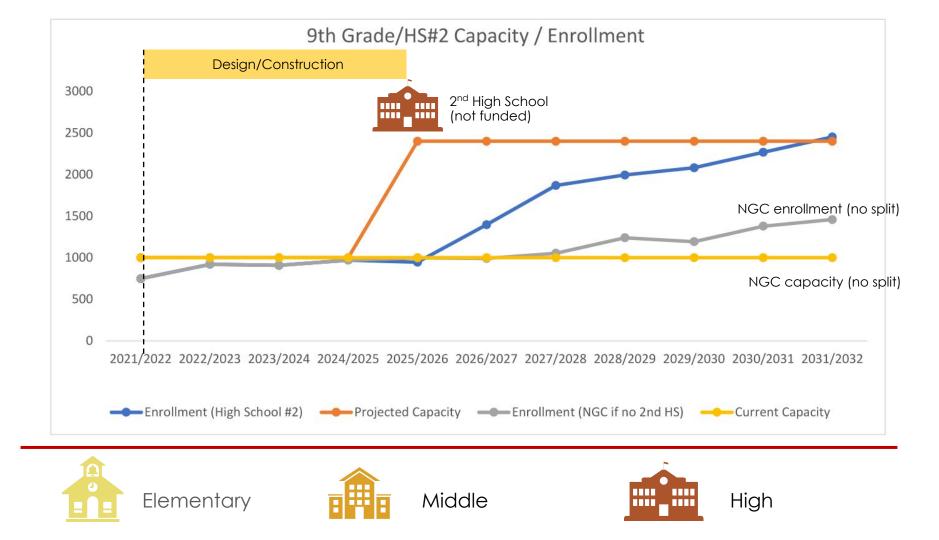




How to open a second high school



Hutto High School Capacity / Enrollment 4000 High School HHS enrollment (no split) Split 3500 3000 2500 2000 1500 1000 500 0 2021/2022 2022/2023 2023/2024 2024/2025 2025/2026 2026/2027 2027/2028 2028/2029 2029/2030 2030/2031 2031/2032 Enrollment (Hutto High School) ---- Current Capacity ------Enrollment (HHS if no 2nd HS) Elementary Middle High



							20 VE				CTIONS									
												1								
				Ass	sumed Ca	apacities	860 Elei	mentary	Schools,	1200 Mid	dle School	s, 2400 H	ligh Scho	ols						
ELEMENTARY SCHOOLS	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
Quanity of Schools	7	8	8	8	9	9	10	10	10	11	11	. 12	12	13	13	14	14	15	16	16
Total Capacity	5,560	6,420	6,420	6,420	7,280	7,280	8,140	8,140	8,140	9,000	9,000	9,860	9,860	10,720	10,720	11,580	11,580	12,440	13,300	13,300
Average Enrollment	674	651	702	751	715	765	719	757	790	752	785	750	780	747	775	746	771	744	720	743
Total Enrollment	4,721	5,205	5,618	6,010	6,436	6,883	7,193	7,569	7,903	8,269	8,636	8,996	9,357	9,714	10,077	10,438	10,799	11,159	11,520	11,881
Absolute Change	467	484	413	392	426	397	360	376	334	366	367	361	361	358	362	362	360	360	360	361
Percent Change	10.98%	10.25%	7.93%	6.98%	7.09%	6.17%	5.27%	5.23%	4.41%	4.63%	4.43%	4.17%	4.01%	3.82%	3.73%	3.59%	3.45%	3.34%	3.23%	3.13%
	Average absolute growth over past 5 years																			
MIDDLE SCHOOLS	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
Quanity of Schools	2	2	3	3	3	3	3	4	4	4	4	5	5	5	5	5	6	6	6	6
Total Capacity	2,400	2,400	3,600	3,600	3,600	3,600	3,600	4,800	4,800	4,800	4,800	6,000	6,000	6,000	6,000	6,000	7,200	7,200	7,200	7,200
Average Enrollment	1,126	1,190	823	890	944	1,038	1,099	892	953	1,007	1,067	900	949	996	1,042	1,090	947	987	1,026	1,065
Total Enrollment	2,252	2,379	2,470	2,669	2,832	3,115	3,297	3,567	3,812	4,027	4,268	4,500	4,743	4,978	5,211	5,448	5,684	5,920	6,156	6,391
Absolute Change	116	127	91	199	163	283	182	279	245	215	241	232	242	235	233	237	236	237	236	236
Percent Change	5.43%	5.64%	3.83%	8.06%	6.11%	9.99%	5.84%	8.19%	6.87%	5.64%	5.98%	5.44%	5.39%	4.96%	4.68%	4.54%	4.33%	4.16%	3.98%	3.83%
										6	Average abso	olute growt	h over past	5 years						
HIGH SCHOOLS	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
Quanity of Schools	1	1	1	2	2	2	2	2	2	3	3	3	3	3	3	4	4	4	4	4
Total Capacity	3,400	3,400	3,400	5,800	5,800	5,800	5,800	5,800	5,800	8,200	8,200	8,200	8,200	8,200	8,200	10,600	10,600	10,600	10,600	10,600
Average Enrollment	2,840	3,021	3,311	1,761	1,796	1,866	1,994	2,081	2,266	1,634	1,722	1,817	1,915	2,020	2,122	1,665	1,740	1,815	1,891	1,966
Total Enrollment	2,840	3,021	3,311	3,521	3,592	3,732	3,987	4,162	4,531	4,903	5,165	5,452	5,745	6,061	6,367	6,660	6,959	7,261	7,564	7,865
Absolute Change	294	181	290	210	71	140	255	175	369	372	262	287	293	317	306	293	299	302	303	301
Percent Change	11.55%	6.37%	9.60%	6.34%	2.02%	3.90%	6.83%	4.39%	8.87%	8.21%	5.35%	5.55%	5.37%	5.51%	5.05%	4.60%	4.49%	4.33%	4.18%	3.97%
											Average abso	olute growt	h over past	5 years						









Table Talk Q&A Process





TELLING THE STORY....













SATURDAY September 17th

Facility Tours

Meet at Kerley Elementary 8:30am





