

## ECISD Bond Committee Meeting #2

July 29, 2021 – Q&A

### 1. Explain FCI – Facility Condition Index.

The Facility Condition Index (FCI) of a building (or campus) is calculated by dividing the anticipated total maintenance repair/replacement costs by the estimated replacement value of the facility.

- An industry-standard measure used to compare the relative condition of a group of facilities
- Intended for use as a tool and not the sole determining factor in the decision-making process
- 1:1 Replacement (like kind replacement; does not take into account the cost to build a new/larger, modern-day facility)
- The lower the FCI, the better the condition of the building (less funding will be required relative to the value of the facility)
- FCI of **60%** or above is considered high (facilities with a higher FCI should be further evaluated; these facilities may be candidates for replacement in the future)

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

### 2. Explain the core functions of a building that tend to wear first and, how you evaluate the wear of a building as a whole.

The lifespan of every component of a building are described in the attached Typical Life-Cycle Repair / Replacement Schedule document. The wear and tear of a building is evaluated by visual inspection of professional engineers and architects who are trained to evaluate the lifecycle of building components.

### 3. Why are some elementary schools increasing in growth at a different rate than middle schools?

Various reasons come into play when looking at growth or elementary vs middle schools. Some to consider: feeder-patterns, family choice, and simply demographic make-up.

### 4. What is the acreage needed for new schools – elementary, middle and high schools?

Elementary – 10 to 15 acres

Middle – 25 to 30 acres

High – 60+ acres

**5. What acreage is required for a CTE center?**

The answer to this question is driven by the programs that are included in a CTE facility (which drives the size) but generally a CTE center would need approximately the same acreage as a middle school.

**6. Could we build a new school next to an existing school? Which campuses have enough land for this?** Yes, this is a possibility. We will review the acreage for each campus and present that information in Meeting #3 so that the committee can start to make some determinations as to which school sites might be a proper candidate for a replacement campus.

**7. What is the enrollment of local charter schools?**

Compass Academy – 1373 (K-12<sup>th</sup>)

Harmony Science Academy – 505 (K - 8<sup>th</sup>)

Richard Milburn Academy – 450 (9<sup>th</sup> – 12<sup>th</sup>)

**8. Do Milam and Blackshear share a cafeteria? If so, how does this impact the FCI of those campuses?** Yes, they currently share a cafeteria. In this particular case, this situation does not have much of an impact on the FCI because the assessment data does not identify any significant deficiencies for the cafeteria.

**9. What was asked for on the failed 2017 Bond? Any feedback as to why this failed and what was the final percentage for/against?**

Total amount of the 2017 bond was \$291 million. 7,200 people casted a ballot with 38% in favor and 62% against.

Major asks – New high school, new middle school, converting Ector into a high school, new fiber network district-wide, life cycle improvements to all campuses, fire and life safety upgrades, upgrade locker rooms at PHS and OHS along with restroom renovations at Ratliff Stadium.

Reasons it did not pass – Many taxing entities raising taxes/asking for more money at the same time, community felt priorities were pre-decided, complications with marketing, asking for two high schools, people being unaware of actual facility needs, not enough accurate communication, small voter turnout.

**10. Could elementary school students go to school half day and learn virtually half day to help with over crowding?**

Currently the state is not providing funding for students to learn virtually.

**11. How much does an elementary, middle and high school cost to build?**

Elementary – \$30-\$35M (850-900 students)

Middle – \$55-\$60M (1,200 students)

High – \$145-\$150M (2,500 students)

**12. What major renovations are needed on campuses that aren't reflected in the data?**

Our most recent facilities review would have captured all existing deficiencies throughout our facilities. Some of the major areas of renovation would include, but not be limited to: architectural, mechanical, electrical, plumbing and fire/life safety capacities of facilities.

**13. What is the current enrollment for all campuses?**

This year's projected enrollment is 32,730. Numbers are fluctuating daily concerning current district enrollment – these numbers will be more accurately portrayed after Labor Day.

**14. How will building new schools help IR schools / academics?**

Access to modern facilities and equipment is one component of providing a world class education to the children of ECISD that leads to high academic performance. Older facilities were designed to support the form of instruction that was appropriate for the period. Narrow hallways, small classrooms, and straight rows of desks addressed the needs of an educational environment that prepared students for a work force heavily geared towards factories and assembly lines. The job market of the 21<sup>st</sup> century has transformed significantly and requires a new set of skills and abilities for one to be successful. Today, we know much more about how students learn, the types of structures that support this learning, and the needs of the modern learner. Modern facilities can foster critical thinking, problem solving, creativity, and collaboration. The tools and resources students and teachers use have also evolved. Technology is a critical component of the modern learning environment, and older facilities are typically not equipped with the infrastructure necessary to support high tech learning environments. When partnered with a great teacher and engaging curriculum, a modern facility designed around the needs of children does not hinder but rather fosters a healthy learning environment resulting in improved academic performance.

**15. What is the Transition Learning Center and the 18+ program?**

The Transition Learning Center (TLC) houses 3 Special Education departments: Transition to the Future (18+ Program), the Homebound Department and the Autism Department. The 18+ students attend school at the TLC campus. The 18+ students are our Lifeskills students from OHS and Permian who have already met their high school requirements, they walk the stage at their high school and then they continue their education at the TLC campus by working on their Individualized Education Plan (IEP) until they either master it or age-out (we service our students until they are 21 or 22 if their birthday falls within their last school year.) We teach the students skills to get them ready for life after they leave our program such as cooking, laundry, cleaning, job skills, social skills, technology, community outings, using public transportation, grocery shopping, budgeting, recreation and leisure, etc. When the students get a job, we provide them with job coaches to help groom them to be amazing employees.

**16. What is the site acreage for Ector MS?**

Ector has a total of 34.56 acres.

**17. How much time is needed to build an elementary, middle and high school?**

**Elementary School (22 months total)**

7 Months = Design/ Construction Documents/ Bidding

1 Month = City of Odessa Permitting

14 Months = Construction Duration

**\*Middle School (31 months total)**

10 Months = Design/ Construction Documents/ Bidding

1 Month = City of Odessa Permitting

20 Months = Construction Duration

**\*High School (43 months total)**

14 Months = Design/ Construction Documents/ Bidding

1 Month = City of Odessa Permitting

28 Months = Construction Duration

**\*Permitting Timeframe**

Typically, we will add time to the schedule (between the completion of construction documents and the start of construction) due to local permitting timeframes. We contacted the City of Odessa and were told that we can expect a **1-month permitting process**, so this was added to the summary above.

**18. Which schools have the highest number of portable classrooms?**

The Alternative Center (24), Crockett (12), and Permian (13).

**19. What is the site acreage for the Alternative Center?**

The AEC has a total of 2.88 acres.

**20. Is there a comparison as to how older buildings vs new buildings impact the education of students?**

Depending on the current configuration of each campus, it is not uncommon that older campus buildings often do not align with the modern curriculum and instructional delivery methods of today.

**21. Why was Buice ES not built big enough?**

At the time of construction, it was large enough to handle student enrollment.

**22. Would redistricting solve our overcrowding issues?**

This could solve some of our overcrowding issues at a select few campuses, but only temporarily.

**23. Why are our new schools at capacity?**

We have seen large amounts of population growth in the areas of town where those particular schools were constructed.

**24. Have demographers considered the new plant in Penwell?**

Our most recent demographic study was conducted in 2018. There was no conversation of the plant being built in Penwell with the demographers at that time.

**25. Have we considered a re-design of elementary schools of choice to make them more desirable in order to relieve overcrowding at other schools?**

Yes, we are currently conducting a thorough review of all of our choice schools. It is well known that some of our choice programs are far more desirable than others. We want to expand the number of high quality options available to all of our children (including elementary students) by expanding or replicating highly sought after choice programs, while simultaneously redesigning less desirable choice schools to increase the number of students seeking enrollment. Our formal assessment of choice school programming is scheduled for completion in January 2022, which will allow time for community input, site visits, and a thorough results-based quantitative analysis.

**26. What is the school of choice plan for middle school?**

Currently, there is only one middle school choice program – Ector College Prep. Our initial analysis of choice programming immediately identified a lack of middle school options as a significant deficiency. It is our hope that we will be able to add additional middle school choices in the not too distant future. But, first, as described in the response above, we must complete our review process. The information that we glean from that work will inform the decisions that we make surrounding middle school choice expansion over the next several years. One option that we have already begun researching is the potential of adding an International Baccalaureate (IB) Middle Years Programme (MYP) to feed the high school IB program at Odessa High. We hope to find other strong options to add in the coming years as well.

**27. Is building up/vertical/additional stories an option for our schools? Is this cost effective?**

It is not uncommon that school districts will consider this option, but it is much less, that they actually follow through with it. The logistics of completing this work in an occupied campus and substantial cost impact end up making it fairly prohibitive.

**28. Can we repurpose an under-utilized campus as an early childhood center instead of building a new facility?**

Repurposing facilities is certainly an option and something the committee could discuss, suggest, and possibly recommend.

29. How many students have left our district to attend charter schools?

Please see chart below:

**Texas Education Agency  
Student Transfer Report  
2020-2021  
Region XVIII Midland  
Ector County ISD (068901)  
Charter Status: Traditional ISD/CSD**

	District Name (Number)	Transfers	
Transfers In From	Andrews ISD (002901)	n/a	
	Big Spring ISD (114901)	n/a	
	Crane ISD (052901)	n/a	
	Fort Stockton ISD (186902)	n/a	
	Midland ISD (165901)	218	
	Total Transfers In	232	
Transfers Out To	Andrews ISD (002901)	n/a	
	Buena Vista ISD (186901)	15	
	Burnham Wood Charter School Distri (071801)	n/a	
	Coahoma ISD (114902)	n/a	
	Compass Academy Charter School (068802)	1,255	
	Crane ISD (052901)	n/a	
	Grapevine-Colleyville ISD (220906)	n/a	
	Hallsville ISD (102904)	145	
	Harmony Science Acad (El Paso) (071806)	498	
	Idea Public Schools (108807)	n/a	
	Lake Granbury Academy Charter Scho (111801)	n/a	
	Lubbock ISD (152901)	n/a	
	Mexia ISD (147903)	n/a	
	Midland ISD (165901)	20	
	Nixon-Smiley CISD (089903)	n/a	
	Premier High Schools (072801)	71	
	Rice CISD (045903)	n/a	
	Richard Milburn Alter High School (014801)	403	
	Sherman ISD (091906)	n/a	
	Terrell ISD (129906)	n/a	
	Texarkana ISD (019907)	10	
	Texas College Preparatory Academie (221801)	30	
	Texas Leadership Public Schools (226801)	15	
	UTPB Stem Academy (068803)	726	
	University Of Texas At Austin H S (227506)	n/a	
	Ysleta ISD (071905)	n/a	
		Total Transfers Out	3,223