

ECISD Bond Committee Meeting #3

August 31, 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. When do you renovate vs replace based on FCI?

Facilities with an FCI of 60% or higher are candidates for replacement.

3. Who was our demographer?

Davis Demographics

4. Why was Buice not built big enough?

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

5. Did a demographer share potential growth for the 2012 bond?

The district did have a demographer before Davis Demographics for the 2012 bond – Johnston & Associates.

6. What would the perfect size school be?

Traditional schools generally follow the pattern(s) below when thinking of student populations and capacity:

Elementary ~ 500 students

Middle School ~ 1100 students

High School - This is dependent upon what a particular district wants to place in the high school.

7. Is portable capacity built into school capacity?

It is not. However, in the updated Facility Matrix, we have provided a column that shows “Permanent & temporary (Classroom) capacity” that indicates total student capacity for the campus and portables currently placed on that campus.

8. What is the FCI for the Frost Building?

In 2017, at the time of our Facility Assessment Review, only elementary, middle, and high school campuses were evaluated.

9. What is our Demographics data based on?

SOURCES OF DEMOGRAPHIC DATA

A. Geographic Map Data

Five geographic data layers were modified or created for use in the ten-year student population projections:

1. Street Centerline Database / Address Points
2. Study Areas
3. Schools
4. ECISD Students – Historic and Current
5. Planned Residential Development

1) Street Centerline Data / Address Points

The main function of this data file is in the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location that the student resides. Each student is geocoded to the streets by their given residence address. This enables DD to analyze student data in a geographic manner.

2) Study Areas

Study Areas are small geographic areas, similar to neighborhoods or portions of neighborhoods, and are the building blocks of school district attendance zones. Study Areas are geographically defined following logical boundaries of the neighborhood such as freeways, streets, railroad tracks, or green space. Every Study Area is coded with the school code of the Elementary, Middle, and High school attendance zone into which it falls. By gathering information about the district at the Study Area level, DD and the district can closely monitor growth and demographic trends in particular regions and identify the potential need for boundary or facility adjustments. Currently, 1,705 Study Areas make up the Ector County Independent School District boundary.

3) Schools

School facility information including school name, address, unique identifying code, grade ranges, and permanent capacity was provided to DD by district staff.

4) Student Data

- a. **Historic Student Data** - Historic population data is used to compare past student population trends as well as the effects of mobility (student movement in or out of

existing housing) throughout the district. The district provided the last four years of student data (SY2015 - SY2018) to serve as the basis for calculating Student Mobility Factors.

- b. Current Student Data** - A student data file representing student membership on the first PEIMS reporting (October 2018) was provided to DD by district staff. This data was summarized by grade level and each student was located by residential address to identify current Study Area populations. This data is used as a base for student population projections. The projections run each of the next ten years from SY2019 through SY2028.
- c. Student Accounting** - The projection model is based on student residence, and typically excludes students residing outside of the district's boundaries and Early Entrance (3-year-old students).