

ECISD Bond Committee Meeting #6

November 10, 2021 – Q&A and Takeaways

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. Why were all schools not shown on the Facility Matrix slide?

The schools listed either had an FCI of 60% or higher and/or had a campus utilization rate of over 100% in the year 2028.

3. Why did Reagan, Milam, and Hays not have a utilization rate for the year 2028?

These are choice campuses and the school district controls attendance at these schools.

4. Does the \$175M in Priority 1 and Priority 2 needs, include new buildings?

It does not. This particular dollar amount only accounts for building renovations, repairs, upkeep, etc. It also does not address capacity issues.

5. Why are the facility condition assessment priorities not normal M&O options?

The district does not have the funds in the maintenance and operations budget to complete all the needed repairs and updates.

6. If certain items have been fixed/addressed in our facilities since the 2017 Facilities Assessment, have said items been removed from the priority list and from the dollar figures reflecting need?

Yes, these items have been accounted for and removed from the updated numbers.

7. **Why were the 9th/10th-grade campus and 11th/12th-grade campus models removed?**

Per the committee, this is not an ideal learning environment for a high school. Rarely do we see classes on a high school campus made up of only 9th grade, 10th-grade students, 11th-grade students, etc. Most classes are made up of students from various grade levels. Logistical issues were also brought up, such as transportation to and from each campus for fine arts, athletics, and CTE.

Meeting #6 Key Takeaways

- **Approximate tax increase amount for an average value of a home in Ector County - \$148,090**
\$500M Bond
\$20 increase per month (\$240 annually)
\$600M Bond
\$25 increase per month (\$300 annually)
\$700M Bond
\$30 (\$360 annually – or less than \$1 per day)

OR

- **Approximate tax increase amount per \$100K home**
\$500M Bond
\$13 per month for every 100K of home value - \$156/year
\$600M Bond
\$17 per month for every 100K of home value - \$204/year
\$700M Bond
\$20 per month for every 100K of home value - \$240/year