

ECISD Bond Committee Meeting #2

February 16, 2023 – Takeaways and Q & A

Facility Condition Index (FCI) Explanation

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
- 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)

Committee Takeaways

- We must think about the middle schools that are overcrowded and what can be done to alleviate this.
- The district should communicate how money is being spent concerning normal operating expenses. Possibly use Facebook to get this out to the public.
- This meeting was “very informative.”

Q & A

- Can you quantify the number of students the Demographic Study represents in the rate of change when talking about 8-9th grade using a charter example? How many students in real numbers are represented?
Every student who lives in ECISD is being counted for four years. It is how many students are moving in and out. That is where we get the rate change. One must look at the percentage and not the number of students.
- We know there are charter schools that are adding grades as they go. Is any of that correlated into the study?
No, these future decisions from other charters are not factored into the current study.
- The Demographic Study shows us losing high school students over the next ten years. Will our high schools still be over crowded if this is the case?
Yes. Our campus utilization at the high schools will still be higher than the recommended percentage of 80% utilization.

- Do these numbers represent what the economy will do over the next 10 years?
While ECISD is impacted by the petroleum-based economy, that isn't what was used for the study. Past/current enrollment numbers of students, birth rates, and residential developments were the driving factors in deciding the demographic projections.
- Why are some schools not represented specifically in the study?
Choice Schools were not represented due to the fact that they do not have a geographical attendance area. Their student enrollment numbers were used.
- What does "95% capacity" of a campus mean? Since that building is not technically "full" or at "100%" is there still room for students?
At 80-85% is when districts should start looking at capacity and having concerns. 80% building capacity is considered to be ideal. Once that is exceeded, buildings age prematurely once that building is filled past its design capacity.
- As a committee, do we need to look at the needs of a particular campus, such as current capacity, or look at campuses where our student population is moving?
We must look at both – growth and facility conditions.
- Is there something that can be done with the available land we have at certain locations? For instance, could the district build a school on a playground to replace an existing school?
This is a possibility and certainly an option that the committee can discuss. For reference a new high school requires approximately 100 acres of land. A middle school 40 acres and an elementary school 20 acres.
- As a committee, do we have to focus on schools or can we focus on the educators living in this economy?
While the committee's charge is to focus on buildings and facilities. At the meeting on March 6, we will talk about finances, including the other side of the district's monies and teacher support.
- If Ector MS is a charter school, is ECISD still financially responsible for the facility?
Yes, this facility is owned and maintained by ECISD.
- What is the rate of facility decline when they do not have routine maintenance? How fast will a building's FCI increase?
Our maintenance department maintains all campuses and buildings routinely utilizing all available resources. The rate of an FCI increase depends on several factors including the utilization of a facility. For example, the more overcrowded a campus is, the faster its FCI will increase.
- How many students leave ECISD and go to private/charter schools per year? Over the last five years? How many students return to ECISD from private/charter schools per year? Last five years?
Unfortunately, we are not able to accurately estimate how many students depart ECISD for private/charter schools specifically each year. Students who depart may eventually enroll in a different public school, a charter school, a private/parochial school, or homeschool. Our records

indicate the number of students who depart, but not their eventual destination – private/charter school or otherwise.

- Who or what agencies visited each campus to determine the conditions of the facilities?
A team of architects and engineers from PBK Architects performed the facilities study. PBK is a full-service architectural planning and design firm. The firm provides clients with services related to architecture, engineering, interior design, planning, technology, and facilities consulting.
- Each campus appears to be in poor shape. What is the 5-10 year plan for each campus?
This is ultimately up to the bond committee to decide. Many decisions will be made in the coming weeks that can affect all campuses throughout the district.
- What are the current UIL divisions and counts?
All realignment information from the UIL can be found by clicking [here](#) or following this link: <https://www.uilTEXAS.org/alignments>.
- Can we speak to the economic outlook for Texas over the next several years (boom/bust) and compare this to the student demographic projections?
While we are unable to predict what the economy in our region will do, we do plan to update our demographic study in the coming years to account for our volatile economy.
- When the new high school is built out east, what happens to the overcrowding at Odessa High School?
While this was the proposed location of a new high school in the previous bond, a decision to build a new high school or not has not been made by this committee.
- Is Ector Middle School part of the ECISD bond?
Ector Middle School is owned and maintained by ECISD. No decisions have been made as what facilities will be included in a future bond proposal.
- What will happen if next year the charter continues and [Ector] remains at ECISD?
If the charter remains, the operation of Ector would mirror that of this year.
- What happens to the Ector MS's tax money and the building?
ECISD owns and operates the facility itself.
- Will there be course correction if there is missing information in the Demographic Study?
ECISD plans to update the new demographic study in the coming years.
- Did Davis Demographics work with the Odessa Chamber to study new businesses or industries that may move into the area?
Davis Demographics did not work with the Odessa Chamber during their study.
- Once the committee has formatted a bond proposal, is it set in stone? Will the board make positive or negative adjustments?

Once the committee formulates its proposal and takes it to the Board of Trustees, it is then ultimately up to the board as to what they would like to place on the ballot.

- How can we calculate, based on trends presented, what size/grade/level/new school might need to be built?
While taking all of these things into consideration, the committee will discuss and deliberate these very questions. These discussions by the committee will lead to its recommendations to the school board.
- If growth and utilization is taken into consideration, why have we not seen any attempt to build more facilities on the west side where growth has been rapid?
Population growth is one of the key factors in determining the need for or location of new schools. For context, the last successful bond election was in 2012 when two new elementary schools were built in west Odessa (Downing and West).
- Can we have the opportunity to visit the campuses to make an informed decision?
Yes. We are planning to organize a tour of several facilities.
- Does Third Future pay “rent” for use of the building? Does this money go to repairing the building?
Third Future Schools pays support services costs for maintenance, custodial, and utilities on a monthly basis. These funds allow the ECISD Operations Department to provide the same level of support to Ector College Prep as to other district-managed schools.
- What is the building envelope?
A simple definition of a building’s envelope is the separation of the interior and exterior of a building. The envelope serves to protect the interior while facilitating climate control. The building envelope encompasses the entire exterior system of a building. This includes windows, doors, roofs, floors, foundations, and insulation.
- Does the facilities study show updated priorities and which #1’s have been completed? Are these dollar figures updated to 2023?
The facilities study has been updated to represent 2023 costs. All work/projects completed by the district have been removed from the current study. What is presented in the study are the needs that remain.
- When will UTPB STEM be included in the facilities study?
The current performance contract with the STEM Academy became effective on July 1, 2002 for a three-year term ending June 30, 2025. During the term of that agreement, the STEM Academy has agreed to provide a facility for the STEM Academy campus. No decisions have been made regarding potential future contract terms.
- Why did Downing get a new roof?
This was a misspelling on the slide deck. It should have read “Dowling.”
- How do we educate voters on what is most needed?

ECISD's Communications Department and district leadership will create and implement an information campaign providing factual information regarding the bond to voters.

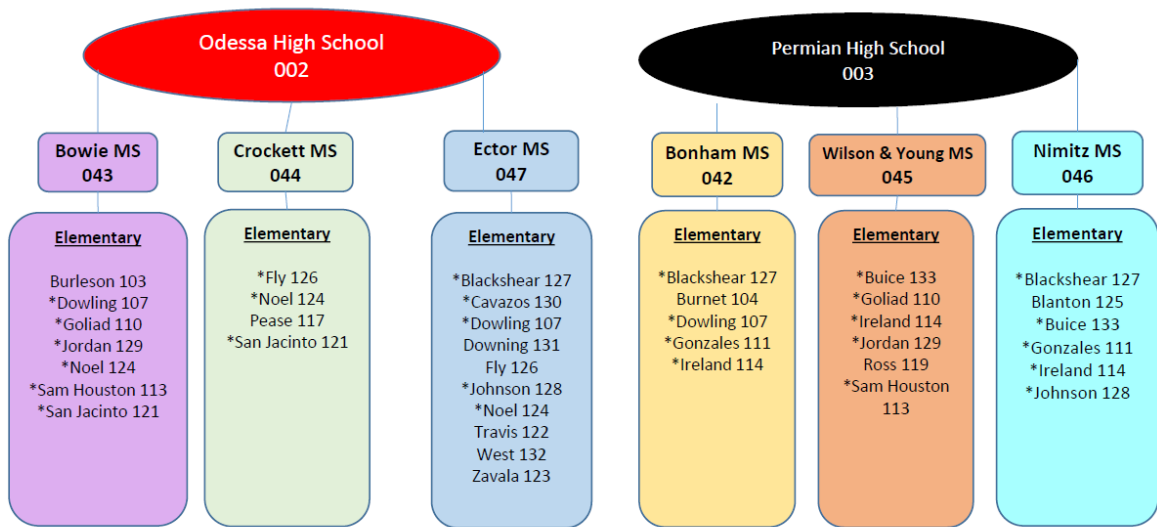
- What are the feeder patterns for our district?
Our district does not have a clean feeder pattern but the chart below can provide some clarity.

ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT 2022-2023

Elementary Home School Feeding Into Middle School and High School.
(Student's Home Address Determines Home School)

Non Attendance Zone/District Wide

GP/Alamo, Austin, Cameron, Hays, Milam, Reagan,
Odessa Collegiate Academy, OC Tech and George H.W. Bush NTO



*Indicates campuses that feed into more than one middle school depending on the home address of the student.