



Waco Independent School District

Community Advisory Committee
(CAC) for the Waco ISD Facilities
Long-Range Master Plan
Meeting 8

05.24.2021



Start/Finish On-Time

- + Meetings begin within 5 mins of start time
- + Timekeepers will move us along
- + Use Chat for comments, questions



Participate/ Communicate

- + All ideas are important
- + Use Chat to share feedback or ideas
- + Please complete any homework



Help Limit Distractions

- + Mute during presentation
- + Use Chat to register questions
- + Use Raise Hand feature for your turn



Parking Lot

- + Capture, or “Park” ideas or questions here for later
- + Keeps track of items not related to current agenda or discussion



Honesty, Courtesy, Respect

- + Golden Rule: Do unto others...
- + Participate as you would in person
- + Listen to others and be engaged



Have Fun

- + Learn new information
- + Meet new people
- + Make an impact on your community!

Meeting Etiquette

Welcome
District Financial Capacity
Facility Long Range Master Plan
Wrap-Up & Next Steps

Agenda – CAC Meeting 8



District Financial Capacity



O'CONNELL
ROBERTSON

Waco Independent School District

Preliminary Bond Capacity Analysis

November 2021 Bond Election

May 13, 2021

STRICTLY PRIVATE AND CONFIDENTIAL



Capital
Markets

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2. Waco ISD Existing Debt Summary and Preliminary Bond Capacity Analysis

Recent Texas Bond Election Results

SECTION 1

STRICTLY PRIVATE AND CONFIDENTIAL



Historical Texas School District Bond Election Results



Recent Texas School District Bond Election Results

| Election | No. of ISD Propositions | No. of ISD Propositions Passed | Total | | Par Amount Failed | Pass % by No. ⁽¹⁾ | Pass % by Par ⁽²⁾ |
|-------------------------|-------------------------|--------------------------------|-------------------------|-------------------------|------------------------|------------------------------|------------------------------|
| | | | Par Amount Requested | Par Amount Passed | | | |
| May 2016 | 80 | 59 | \$4,718,273,461 | \$4,253,743,461 | \$464,530,000 | 73.75% | 90.15% |
| November 2016 | 24 | 18 | 2,887,475,577 | 2,719,875,577 | 167,600,000 | 75.00% | 94.20% |
| May 2017 | 74 | 50 | 5,819,537,500 | 4,423,897,500 | 1,395,640,000 | 67.57% | 76.02% |
| November 2017 | 62 | 44 | 8,208,375,291 | 7,378,790,000 | 829,585,291 | 70.97% | 89.89% |
| May 2018 | 63 | 44 | 5,261,674,862 | 4,444,304,862 | 817,370,000 | 69.84% | 84.47% |
| November 2018 | 56 | 47 | 5,756,073,607 | 5,550,099,307 | 205,974,300 | 83.93% | 96.42% |
| May 2019 | 69 | 55 | 8,505,425,000 | 6,190,575,000 | 2,314,850,000 | 79.71% | 72.78% |
| November 2019 | 64 | 47 | 6,973,634,000 | 5,519,390,000 | 1,454,244,000 | 73.44% | 79.15% |
| May 2020 ⁽³⁾ | 4 | 4 | 282,195,000 | 282,195,000 | - | 100.00% | 100.00% |
| November 2020 | 74 | 45 | 9,048,567,500 | 7,517,055,864 | 1,531,511,636 | 60.81% | 83.07% |
| Total | 570 | 413 | \$57,461,231,798 | \$48,279,926,571 | \$9,181,305,227 | 72.46% | 84.02% |

(1) Election counted as passed if at least a portion of election passed.

(2) Par Amount passed as compared to par amount requested.

(3) Pursuant to Gov. Abbott's March 18, 2020 proclamation, entities could postpone scheduled May 2020 bond elections to a later date.

May 2021 Texas School District Bond Election Results

| Elections | No. of ISD Propositions | No. of ISD Propositions Passed | Total | | Par Amount Failed | Pass % by No. ⁽¹⁾ | Pass % by Par ⁽²⁾ |
|-----------|-------------------------|--------------------------------|----------------------|-------------------|-------------------|------------------------------|------------------------------|
| | | | Par Amount Requested | Par Amount Passed | | | |
| May 2021 | 109 | 88 | \$7,027,474,045 | \$6,473,758,761 | \$553,715,284 | 80.73% | 92.12% |

(1) Election counted as passed if at least a portion of election passed.

(2) Par Amount passed as compared to par amount requested.

Waco ISD Existing Bond Summary and Preliminary Bond Capacity Analysis

SECTION 2

STRICTLY PRIVATE AND CONFIDENTIAL



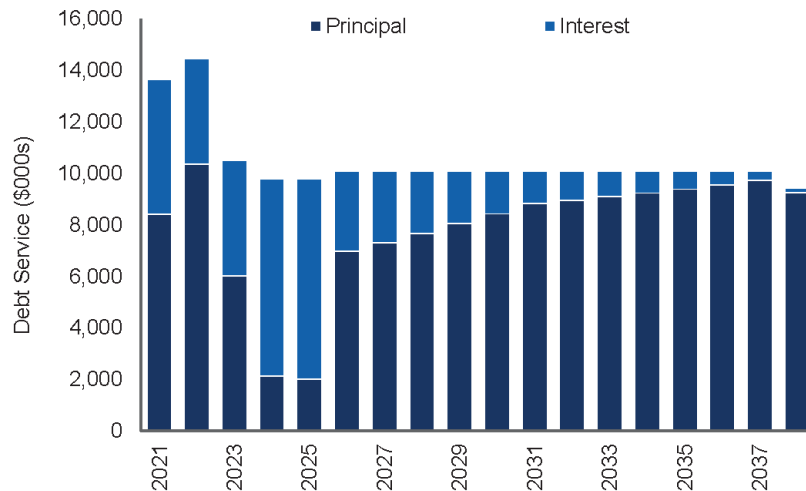
Waco ISD - Debt Profile

Outstanding Debt Profile ("Aa2")

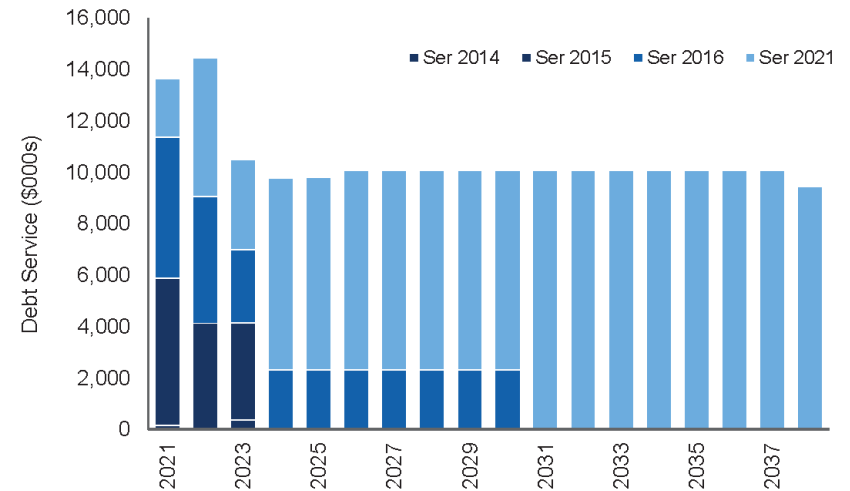
Waco Independent School District - Unlimited Tax Debt Profile

| Issue | Issued Par Amount | Outstanding Par Amount | Coupon Range of Callable Bonds | First Call Date | Final Maturity |
|--------------------------------------|-----------------------|------------------------|--------------------------------|-----------------|----------------|
| U/L Tax Ref Bds, Series 2014 | \$ 8,470,000 | \$ 180,000 | N/A | N/A | 08/15/2023 |
| U/L Tax Ref Bds, Series 2015 | 97,985,000 | 10,915,000 | N/A | N/A | 08/15/2023 |
| U/L Tax Ref Bds, Series 2016 | 47,120,000 | 23,605,000 | 4.000% - 5.000% | 08/15/2026 | 08/15/2030 |
| U/L Tax Ref Bds, Taxable Series 2021 | 106,740,000 | 106,740,000 | 1.441% - 1.911% | 08/15/2030 | 08/15/2038 |
| Totals | \$ 260,315,000 | \$ 141,440,000 | | | |

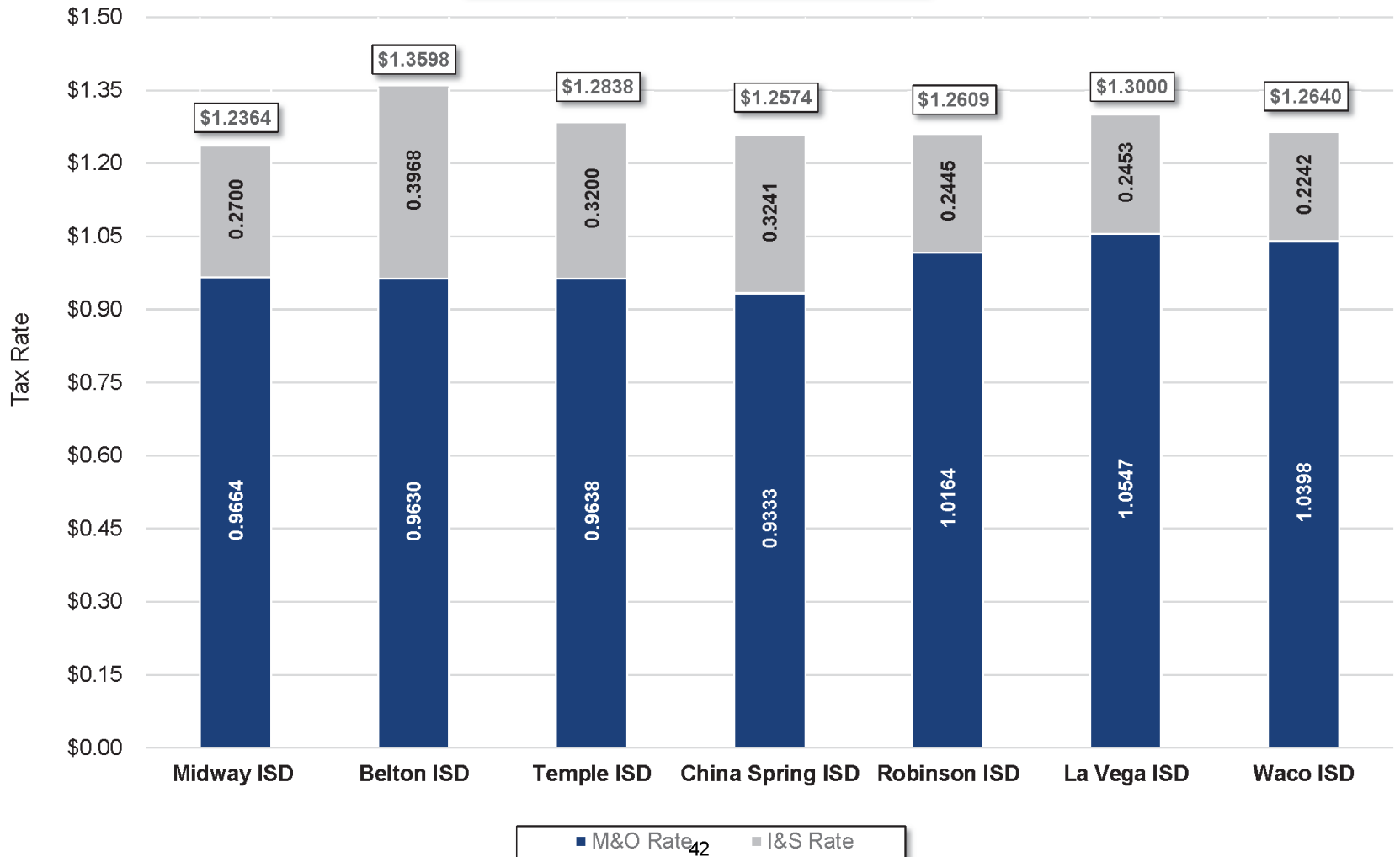
Outstanding Unlimited Tax Debt by Principal & Interest



Outstanding Unlimited Tax Debt by Series








**Central Texas Area
School District Tax Rate Comparison**



Summary of Waco ISD Refundings



| | | | | |
|---|--|--|--|---|
|  \$9,635,000 Unlimited Tax School Refunding Bonds, Taxable Series 2013 January 2013 |  \$8,470,000 Unlimited Tax Refunding Bonds, Series 2014 October 2014 |  \$97,985,000 Unlimited Tax Refunding Bonds, Series 2015 April 2015 |  \$47,120,000 Unlimited Tax Refunding Bonds, Series 2016 July 2016 |  \$106,740,000 Unlimited Tax Refunding Bonds, Taxable Series 2021 February 2021 |
|---|--|--|--|---|

| | | | | | | Totals |
|----------------------|-------------|-------------|--------------|--------------|---------------|----------------------|
| Par Refunded | \$9,645,000 | \$8,470,000 | \$97,985,000 | \$47,120,000 | \$106,740,000 | \$269,960,000 |
| Total Savings | \$896,824 | \$1,201,304 | \$14,503,469 | \$8,690,637 | \$15,874,341 | \$41,166,575 |
| PV Savings | \$848,411 | \$1,060,135 | \$10,474,680 | \$7,023,583 | \$13,606,049 | \$33,012,858 |
| PV Savings% | 8.80% | 12.52% | 10.70% | 13.79% | 12.75% | 12.23% |

Waco ISD Historical TAV Data

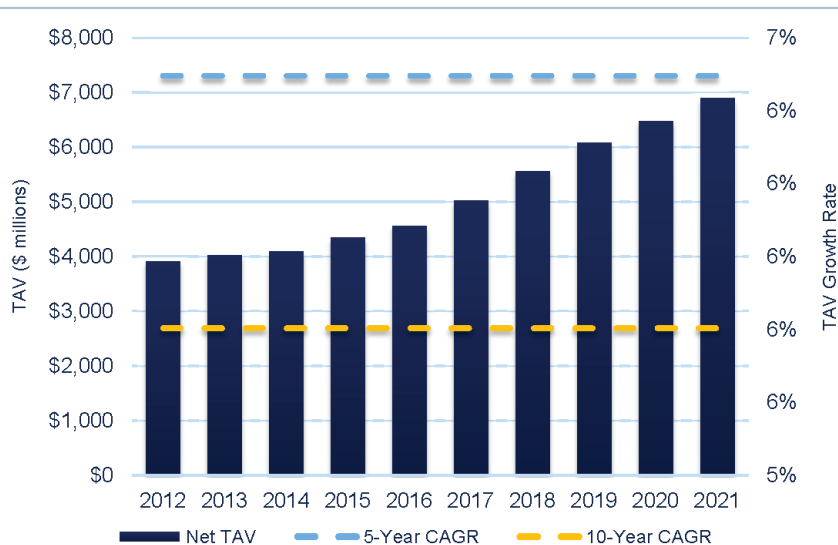
Waco ISD Historical TAV and Tax Rates

| Fiscal Year End | Net TAV ⁽¹⁾ | TAV Growth | M&O Tax Rate | I&S Tax Rate | Total Tax Rate |
|---------------------|------------------------|--------------|--------------|--------------|----------------|
| 2012 | \$3,927,129,118 | 2.57% | \$1.0400 | \$0.3210 | \$1.3610 |
| 2013 | 4,037,438,694 | 2.81% | 1.0400 | 0.3152 | 1.3552 |
| 2014 | 4,102,860,463 | 1.62% | 1.0400 | 0.3148 | 1.3548 |
| 2015 | 4,358,158,220 | 6.22% | 1.0400 | 0.3132 | 1.3532 |
| 2016 | 4,570,906,420 | 4.88% | 1.1700 | 0.2300 | 1.4000 |
| 2017 | 5,040,017,049 | 10.26% | 1.1700 | 0.2300 | 1.4000 |
| 2018 | 5,577,260,071 | 10.66% | 1.1700 | 0.2400 | 1.4100 |
| 2019 | 6,092,708,982 | 9.24% | 1.1700 | 0.2341 | 1.4041 |
| 2020 | 6,487,696,873 | 6.48% | 1.0684 | 0.2341 | 1.3025 |
| 2021 | 6,904,150,107 | 6.42% | 1.0398 | 0.2242 | 1.2640 |
| 5-Year CAGR | | 6.50% | | | |
| 10-Year CAGR | | 5.80% | | | |

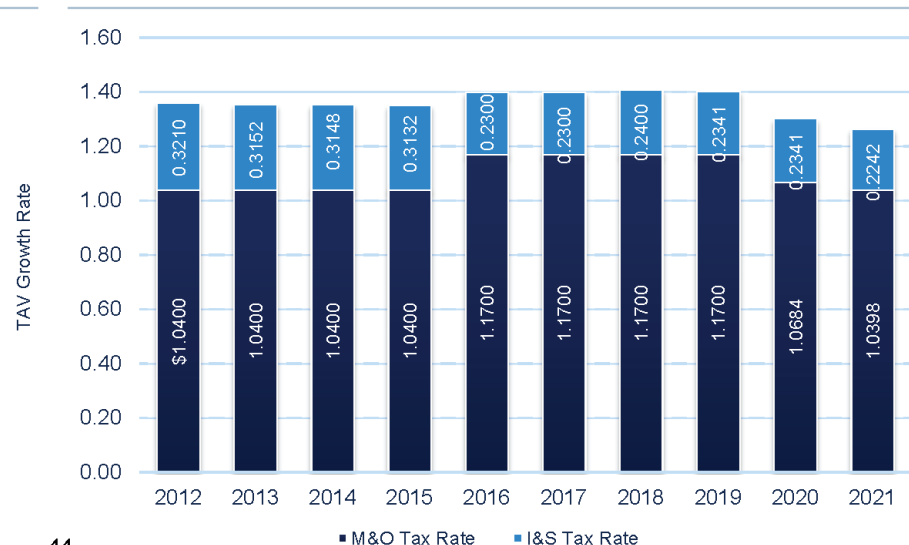
* Compound Annual Growth Rate ("CAGR")

⁽¹⁾ Does not net out frozen values.

Historical TAV



Historical Tax Rates



Preliminary November 2021 Bond Election Tax Rate Impact Analysis

Summary of Assumptions

- The following analysis outlines the District's projected bonding capacity for a possible November 2021 bond election.
- Assumes that the District's current I&S Tax Rate is \$0.22415 per \$100 valuation.
- Assumes Net of Frozen TAV for fiscal year 2021 ("FY2021") is \$6,474,558,132 per MCAD.
- Assumes TAV does not grow in 2021/22, grows 5% in 2022/23, 2023/24, and 2024/25, and remains constant thereafter.
- **Assumes that levy from frozen values for the I&S budget is \$900,000.**
- Assumes a tax collection rate of 98%.
- For the bond scenarios we assumed current market rates plus approximately 115bps to be conservative. Rates are very low right now, and we are talking about possibly issuing these in early 2022 and 2023, so we need to account for the possibility of increasing rates.

Preliminary Projected Bonding Capacity

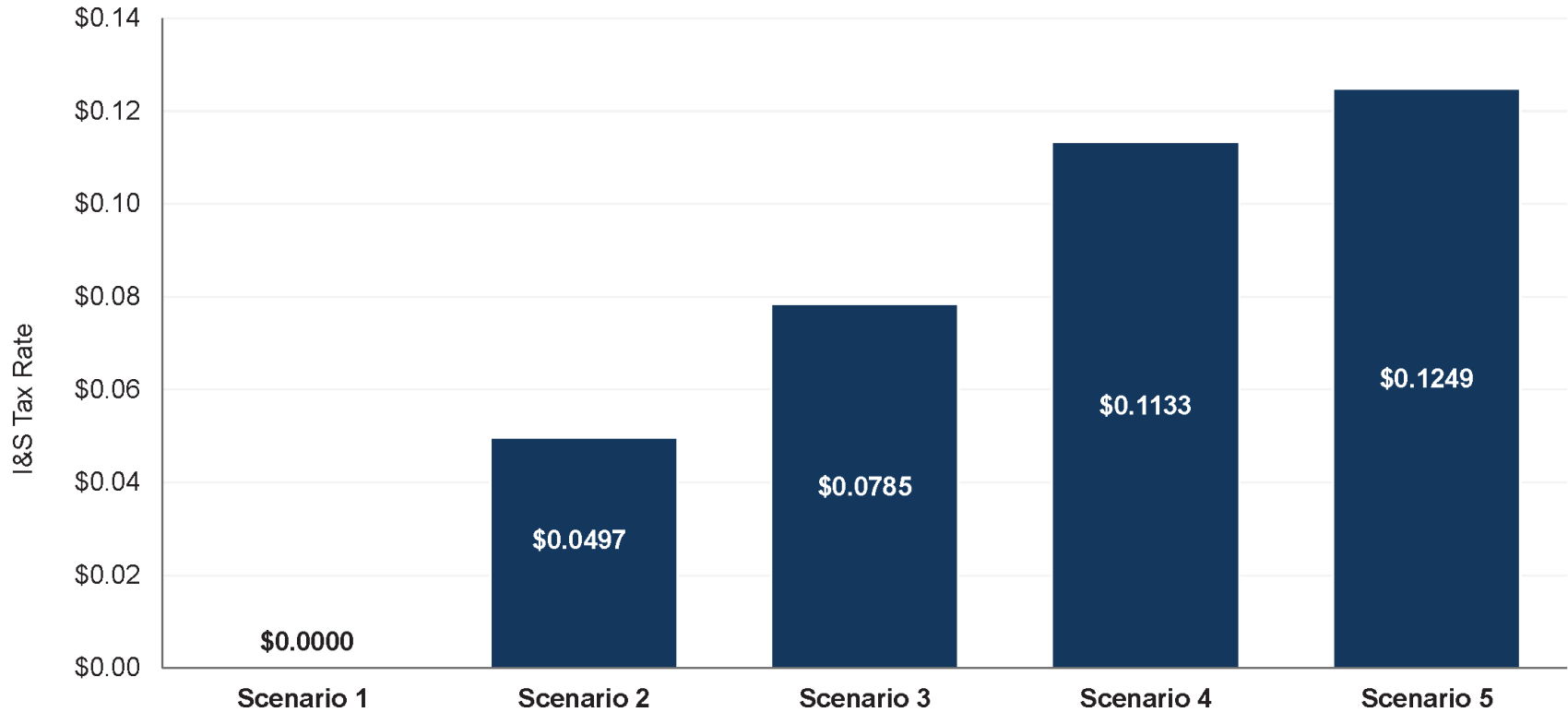
Scenarios

- Scenario 1: \$152,775,000 – No Tax Rate increase
- Scenario 2: \$250,000,000 – \$0.0497 increase
- Scenario 3: \$300,000,000 – \$0.0785 increase
- Scenario 4: \$350,000,000 – \$0.1133 increase
- Scenario 5: \$375,000,000 – \$0.1249 increase

Estimated I&S Tax Rate Impact

Scenarios

- Scenario 1: \$152,775,000 – No Tax Rate increase
- Scenario 2: \$250,000,000 – \$0.0497 increase
- Scenario 3: \$300,000,000 – \$0.0785 increase
- Scenario 4: \$350,000,000 – \$0.1133 increase
- Scenario 5: \$375,000,000 – \$0.1249 increase



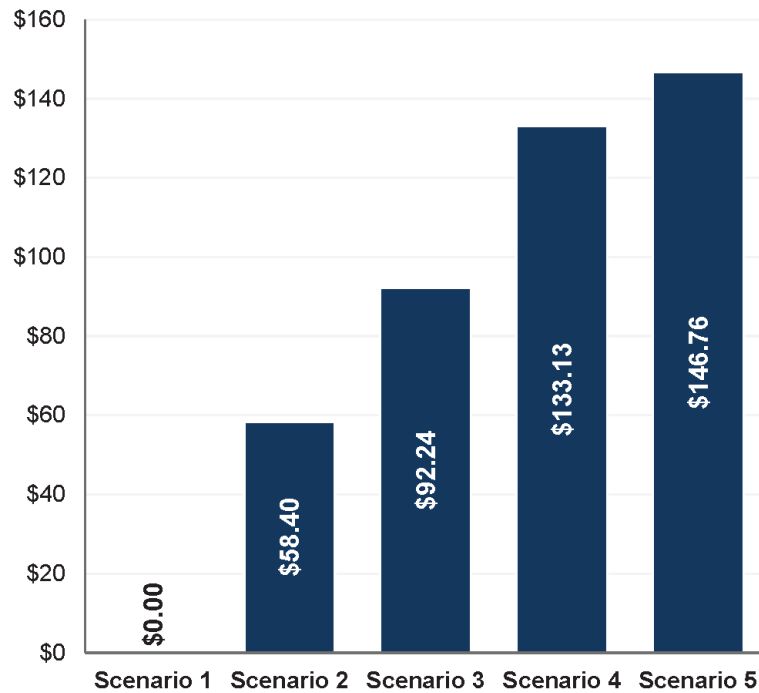
Estimated I&S Tax Rate Annual Impact to Homeowner

\$117,499 Taxable Home Value

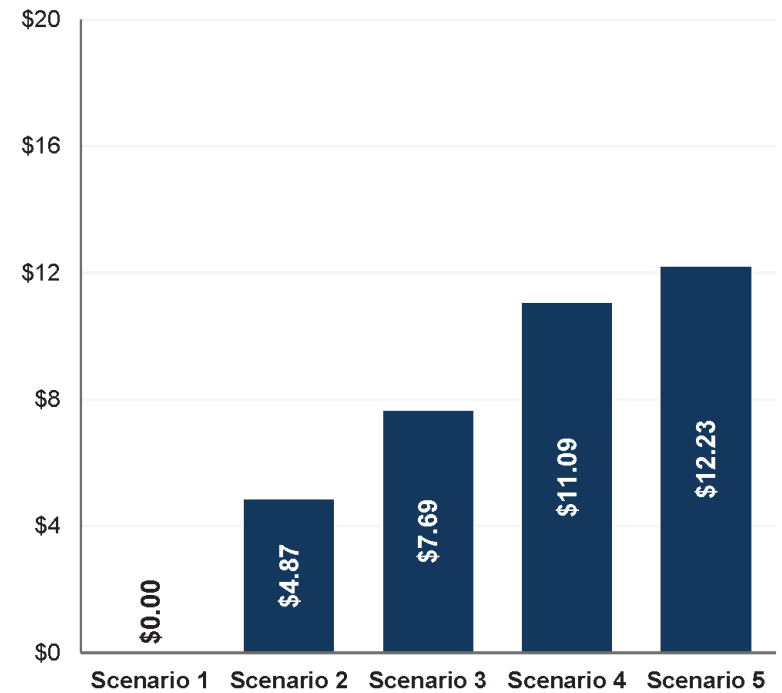
Scenarios

- Scenario 1: \$152,775,000 – No Tax Rate increase
- Scenario 2: \$250,000,000 – \$0.0497 increase
- Scenario 3: \$300,000,000 – \$0.0785 increase
- Scenario 4: \$350,000,000 – \$0.1133 increase
- Scenario 5: \$375,000,000 – \$0.1249 increase

Estimated Annual Impact



Estimated Monthly Impact



Tax Rate Impact Analysis

Scenario 1: \$152,775,000 – No Tax Rate increase

Waco ISD - I&S Tax Rate Impact Analysis*

| 1 FYE (8/31) | 2 After Frozen Net TAV | 3 Existing I&S Tax Debt Service | 4 \$152.775MM November 2021 Election | | 6 Less: Frozen Levy Revenue | 7 Less: ASAHE Revenue | 8 Less: Other Available Revenue | 9 Total Projected Net Debt Service | 10 Projected I&S Tax Rate | 11 Estimated I&S Tax Rate Increase |
|--------------------|------------------------------|--|---|----------------------|--------------------------------------|--------------------------------|--|---|------------------------------------|---|
| | | | 103.885MM 2022 | 50MM 2023 | | | | | | |
| 2021 | \$6,474,558,132 | \$ 13,646,914 | | | \$ (900,000) | \$ (312,059) | \$ (45,000) | \$ 12,389,855 | 0.2242 | |
| 2022 | 6,474,558,132 | 14,461,517 | | | (900,000) | | (45,000) | 13,516,517 | 0.2242 | |
| 2023 | 6,798,286,038 | 10,508,317 | \$ 5,372,904 | | (900,000) | | (45,000) | 14,936,221 | 0.2242 | 0.0000 |
| 2024 | 7,138,200,340 | 9,782,567 | 4,576,300 | \$ 2,264,825 | (900,000) | | (45,000) | 15,678,692 | 0.2241 | |
| 2025 | 7,495,110,357 | 9,788,067 | 4,996,550 | 2,630,100 | (900,000) | | (45,000) | 16,469,717 | 0.2242 | |
| 2026 | 7,495,110,357 | 10,089,317 | 4,898,800 | 2,426,350 | (900,000) | | (45,000) | 16,469,467 | 0.2242 | |
| 2027 | 7,495,110,357 | 10,089,217 | 4,807,800 | 2,515,850 | (900,000) | | (45,000) | 16,467,867 | 0.2242 | |
| 2028 | 7,495,110,357 | 10,088,967 | 4,713,300 | 2,609,350 | (900,000) | | (45,000) | 16,466,617 | 0.2242 | |
| 2029 | 7,495,110,357 | 10,085,467 | 4,615,550 | 2,706,350 | (900,000) | | (45,000) | 16,462,367 | 0.2241 | |
| 2030 | 7,495,110,357 | 10,089,317 | 4,524,800 | 2,796,350 | (900,000) | | (45,000) | 16,465,467 | 0.2242 | |
| 2031 | 7,495,110,357 | 10,084,817 | 4,430,800 | 2,894,350 | (900,000) | | (45,000) | 16,464,967 | 0.2242 | |
| 2032 | 7,495,110,357 | 10,092,576 | 4,343,800 | 2,974,600 | (900,000) | | (45,000) | 16,465,976 | 0.2242 | |
| 2033 | 7,495,110,357 | 10,090,701 | 4,265,475 | 3,057,600 | (900,000) | | (45,000) | 16,468,776 | 0.2242 | |
| 2034 | 7,495,110,357 | 10,092,819 | 4,239,800 | 3,078,800 | (900,000) | | (45,000) | 16,466,419 | 0.2242 | |
| 2035 | 7,495,110,357 | 10,088,418 | 4,235,600 | 3,086,600 | (900,000) | | (45,000) | 16,465,618 | 0.2242 | |
| 2036 | 7,495,110,357 | 10,092,122 | 4,235,000 | 3,086,400 | (900,000) | | (45,000) | 16,468,522 | 0.2242 | |
| 2037 | 7,495,110,357 | 10,088,034 | 4,227,800 | 3,098,400 | (900,000) | | (45,000) | 16,469,234 | 0.2242 | |
| 2038 | 7,495,110,357 | 9,436,959 | 4,699,200 | 2,392,000 | (900,000) | | (45,000) | 15,583,159 | 0.2122 | |
| 2039 | 7,495,110,357 | - | 7,330,000 | 2,390,800 | (900,000) | | (45,000) | 8,775,800 | 0.1195 | |
| 2040 | 7,495,110,357 | - | 7,338,000 | 2,392,600 | (900,000) | | (45,000) | 8,785,600 | 0.1196 | |
| 2041 | 7,495,110,357 | - | 7,333,800 | 2,392,200 | (900,000) | | (45,000) | 8,781,000 | 0.1195 | |
| 2042 | 7,495,110,357 | - | 7,332,600 | 2,394,600 | (900,000) | | (45,000) | 8,782,200 | 0.1196 | |
| 2043 | 7,495,110,357 | - | 7,334,000 | 2,394,600 | (900,000) | | (45,000) | 8,783,600 | 0.1196 | |
| 2044 | 7,495,110,357 | - | 7,332,600 | 2,392,200 | (900,000) | | (45,000) | 8,779,800 | 0.1195 | |
| 2045 | 7,495,110,357 | - | 7,333,200 | 2,392,400 | (900,000) | | (45,000) | 8,780,600 | 0.1195 | |
| 2046 | 7,495,110,357 | - | 7,330,400 | 2,395,000 | (900,000) | | (45,000) | 8,780,400 | 0.1195 | |
| 2047 | 7,495,110,357 | - | 7,329,000 | 2,394,800 | (900,000) | | (45,000) | 8,778,800 | 0.1195 | |
| 2048 | 7,495,110,357 | - | 7,333,600 | 2,391,800 | (900,000) | | (45,000) | 8,780,400 | 0.1195 | |
| 2049 | 7,495,110,357 | - | 7,333,600 | 2,391,000 | (900,000) | | (45,000) | 8,779,600 | 0.1195 | |
| 2050 | 7,495,110,357 | - | 7,328,800 | 2,392,200 | (900,000) | | (45,000) | 8,776,000 | 0.1195 | |
| 2051 | 7,495,110,357 | - | 7,329,000 | 2,390,200 | (900,000) | | (45,000) | 8,774,200 | 0.1195 | |
| 2052 | 7,495,110,357 | - | 4,383,600 | 2,395,000 | (900,000) | | (45,000) | 5,833,600 | 0.0794 | |
| 2053 | 7,495,110,357 | - | - | 2,241,200 | (900,000) | | (45,000) | 1,296,200 | 0.0176 | |
| Total | | \$ 188,696,109 | \$ 172,885,679 | \$ 77,358,525 | \$ (2,700,000) | \$ (312,059) | \$ (1,485,000) | \$ 407,443,255 | | |

*Assumes tax rate based on annual service requirements 9/1-8/31; assumes 98.00% collection rate.

Tax Rate Impact Analysis

Scenario 2: \$250,000,000 – \$0.0497 increase

Waco ISD - I&S Tax Rate Impact Analysis*

| 1 FYE (8/31) | 2 After Frozen Net TAV | 3 Existing I&S Tax Debt Service | 4 \$250MM November 2021 Election | | 6 Less: Frozen Levy Revenue | 7 Less: ASAHE Revenue | 8 Less: Other Available Revenue | 9 Total Projected Net Debt Service | 10 Projected I&S Tax Rate | 11 Estimated I&S Tax Rate Increase |
|--------------------|------------------------------|--|-------------------------------------|-----------------------|--------------------------------------|--------------------------------|--|---|------------------------------------|---|
| | | | \$167MM 2022 | 83MM 2023 | | | | | | |
| 2021 | \$ 6,474,558,132 | \$ 13,646,914 | | | \$ (900,000) | \$ (312,059) | \$ (45,000) | \$ 12,389,855 | 0.2242 | |
| 2022 | 6,474,558,132 | 14,461,517 | | | (900,000) | | (45,000) | 13,516,517 | 0.2242 | |
| 2023 | 6,798,286,038 | 10,508,317 | \$ 8,681,733 | | (900,000) | | (45,000) | 18,245,050 | 0.2739 | 0.0497 |
| 2024 | 7,138,200,340 | 9,782,567 | 6,599,150 | \$ 3,722,317 | (900,000) | | (45,000) | 19,159,033 | 0.2739 | |
| 2025 | 7,495,110,357 | 9,788,067 | 6,843,150 | 4,431,700 | (900,000) | | (45,000) | 20,117,917 | 0.2739 | |
| 2026 | 7,495,110,357 | 10,089,317 | 6,743,650 | 4,229,200 | (900,000) | | (45,000) | 20,117,167 | 0.2739 | |
| 2027 | 7,495,110,357 | 10,089,217 | 6,652,150 | 4,318,450 | (900,000) | | (45,000) | 20,114,817 | 0.2738 | |
| 2028 | 7,495,110,357 | 10,088,967 | 6,568,400 | 4,405,200 | (900,000) | | (45,000) | 20,117,567 | 0.2739 | |
| 2029 | 7,495,110,357 | 10,085,467 | 6,472,150 | 4,509,200 | (900,000) | | (45,000) | 20,121,817 | 0.2739 | |
| 2030 | 7,495,110,357 | 10,089,317 | 6,374,150 | 4,599,200 | (900,000) | | (45,000) | 20,117,667 | 0.2739 | |
| 2031 | 7,495,110,357 | 10,084,817 | 6,284,650 | 4,690,450 | (900,000) | | (45,000) | 20,114,917 | 0.2739 | |
| 2032 | 7,495,110,357 | 10,092,576 | 6,198,400 | 4,772,450 | (900,000) | | (45,000) | 20,118,426 | 0.2739 | |
| 2033 | 7,495,110,357 | 10,090,701 | 6,194,000 | 4,775,200 | (900,000) | | (45,000) | 20,114,901 | 0.2739 | |
| 2034 | 7,495,110,357 | 10,092,819 | 6,189,200 | 4,775,800 | (900,000) | | (45,000) | 20,112,819 | 0.2738 | |
| 2035 | 7,495,110,357 | 10,088,418 | 6,189,000 | 4,787,600 | (900,000) | | (45,000) | 20,120,018 | 0.2739 | |
| 2036 | 7,495,110,357 | 10,092,122 | 6,183,200 | 4,790,000 | (900,000) | | (45,000) | 20,120,322 | 0.2739 | |
| 2037 | 7,495,110,357 | 10,088,034 | 6,097,000 | 4,798,200 | (900,000) | | (45,000) | 20,038,234 | 0.2728 | |
| 2038 | 7,495,110,357 | 9,436,959 | 6,338,600 | 4,941,800 | (900,000) | | (45,000) | 19,772,359 | 0.2692 | |
| 2039 | 7,495,110,357 | - | 15,625,000 | 5,020,200 | (900,000) | | (45,000) | 19,700,200 | 0.2682 | |
| 2040 | 7,495,110,357 | - | 15,064,000 | 3,910,600 | (900,000) | | (45,000) | 18,029,600 | 0.2455 | |
| 2041 | 7,495,110,357 | - | 13,159,600 | 3,910,200 | (900,000) | | (45,000) | 16,124,800 | 0.2195 | |
| 2042 | 7,495,110,357 | - | 13,160,800 | 3,911,200 | (900,000) | | (45,000) | 16,127,000 | 0.2196 | |
| 2043 | 7,495,110,357 | - | 13,158,800 | 3,913,400 | (900,000) | | (45,000) | 16,127,200 | 0.2196 | |
| 2044 | 7,495,110,357 | - | 13,158,200 | 3,911,600 | (900,000) | | (45,000) | 16,124,800 | 0.2195 | |
| 2045 | 7,495,110,357 | - | 13,158,400 | 3,910,800 | (900,000) | | (45,000) | 16,124,200 | 0.2195 | |
| 2046 | 7,495,110,357 | - | 13,158,800 | 3,910,800 | (900,000) | | (45,000) | 16,124,600 | 0.2195 | |
| 2047 | 7,495,110,357 | - | 13,153,800 | 3,911,400 | (900,000) | | (45,000) | 16,120,200 | 0.2195 | |
| 2048 | 7,495,110,357 | - | 13,158,000 | 3,912,400 | (900,000) | | (45,000) | 16,125,400 | 0.2195 | |
| 2049 | 7,495,110,357 | - | 13,160,400 | 3,913,600 | (900,000) | | (45,000) | 16,129,000 | 0.2196 | |
| 2050 | 7,495,110,357 | - | 13,155,400 | 3,914,800 | (900,000) | | (45,000) | 16,125,200 | 0.2195 | |
| 2051 | 7,495,110,357 | - | 13,157,600 | 3,910,800 | (900,000) | | (45,000) | 16,123,400 | 0.2195 | |
| 2052 | 7,495,110,357 | - | 13,156,000 | 3,911,600 | (900,000) | | (45,000) | 16,122,600 | 0.2195 | |
| 2053 | 7,495,110,357 | - | - | 3,816,800 | (900,000) | | (45,000) | 2,871,800 | 0.0391 | |
| Total | \$ 188,696,109 | \$ 188,696,109 | \$ 293,193,383 | \$ 128,236,967 | \$ (247,000,000) | \$ (312,059) | \$ (1,485,000) | \$ 578,629,400 | | |

*Assumes tax rate based on annual service requirements 9/1-8/31; assumes 98.00% collection rate.

Tax Rate Impact Analysis

Scenario 3: \$300,000,000 – \$0.0785 increase

Waco ISD - I&S Tax Rate Impact Analysis*

| 1 FYE (8/31) | 2 After Frozen Net TAV | 3 Existing I&S Tax Debt Service | 4 \$300MM November 2021 Election | | 6 Less: Frozen Levy Revenue | 7 Less: ASAHE Revenue | 8 Less: Other Available Revenue | 9 Total Projected Net Debt Service | 10 Projected I&S Tax Rate | 11 Estimated I&S Tax Rate Increase |
|--------------------|------------------------------|--|-------------------------------------|-----------------------|--------------------------------------|--------------------------------|--|---|------------------------------------|---|
| | | | \$200MM 2022 | \$100MM 2023 | | | | | | |
| 2021 | \$ 6,474,558,132 | \$ 13,646,914 | | | \$ (900,000) | \$ (312,059) | \$ (45,000) | \$ 12,389,855 | 0.2242 | |
| 2022 | 6,474,558,132 | 14,461,517 | | | (900,000) | | (45,000) | 13,516,517 | 0.2242 | |
| 2023 | 6,798,286,038 | 10,508,317 | \$ 10,601,475 | | (900,000) | | (45,000) | 20,164,792 | 0.3027 | 0.0785 |
| 2024 | 7,138,200,340 | 9,782,567 | 7,939,500 | \$ 4,396,692 | (900,000) | | (45,000) | 21,173,758 | 0.3027 | |
| 2025 | 7,495,110,357 | 9,788,067 | 8,562,000 | 4,821,950 | (900,000) | | (45,000) | 22,227,017 | 0.3026 | |
| 2026 | 7,495,110,357 | 10,089,317 | 8,471,750 | 4,615,200 | (900,000) | | (45,000) | 22,231,267 | 0.3027 | |
| 2027 | 7,495,110,357 | 10,089,217 | 8,377,750 | 4,705,950 | (900,000) | | (45,000) | 22,227,917 | 0.3026 | |
| 2028 | 7,495,110,357 | 10,088,967 | 8,291,475 | 4,799,700 | (900,000) | | (45,000) | 22,235,142 | 0.3027 | |
| 2029 | 7,495,110,357 | 10,085,467 | 8,193,750 | 4,895,950 | (900,000) | | (45,000) | 22,230,167 | 0.3026 | |
| 2030 | 7,495,110,357 | 10,089,317 | 8,100,375 | 4,989,200 | (900,000) | | (45,000) | 22,233,892 | 0.3027 | |
| 2031 | 7,495,110,357 | 10,084,817 | 8,011,250 | 5,084,200 | (900,000) | | (45,000) | 22,235,267 | 0.3027 | |
| 2032 | 7,495,110,357 | 10,092,576 | 7,920,000 | 5,165,450 | (900,000) | | (45,000) | 22,233,026 | 0.3027 | |
| 2033 | 7,495,110,357 | 10,090,701 | 7,846,400 | 5,163,200 | (900,000) | | (45,000) | 22,155,301 | 0.3016 | |
| 2034 | 7,495,110,357 | 10,092,819 | 7,824,000 | 5,166,600 | (900,000) | | (45,000) | 22,138,419 | 0.3014 | |
| 2035 | 7,495,110,357 | 10,088,418 | 7,795,800 | 5,166,600 | (900,000) | | (45,000) | 22,105,818 | 0.3010 | |
| 2036 | 7,495,110,357 | 10,092,122 | 7,822,000 | 5,173,200 | (900,000) | | (45,000) | 22,142,322 | 0.3015 | |
| 2037 | 7,495,110,357 | 10,088,034 | 7,735,400 | 5,181,000 | (900,000) | | (45,000) | 22,059,434 | 0.3003 | |
| 2038 | 7,495,110,357 | 9,436,959 | 8,105,400 | 5,329,800 | (900,000) | | (45,000) | 21,927,159 | 0.2985 | |
| 2039 | 7,495,110,357 | - | 16,923,800 | 5,788,800 | (900,000) | | (45,000) | 21,767,600 | 0.2964 | |
| 2040 | 7,495,110,357 | - | 16,927,000 | 5,785,200 | (900,000) | | (45,000) | 21,767,200 | 0.2963 | |
| 2041 | 7,495,110,357 | - | 15,063,400 | 5,786,600 | (900,000) | | (45,000) | 19,905,000 | 0.2710 | |
| 2042 | 7,495,110,357 | - | 15,062,000 | 5,787,600 | (900,000) | | (45,000) | 19,904,600 | 0.2710 | |
| 2043 | 7,495,110,357 | - | 15,060,600 | 5,788,000 | (900,000) | | (45,000) | 19,903,600 | 0.2710 | |
| 2044 | 7,495,110,357 | - | 15,063,600 | 5,787,600 | (900,000) | | (45,000) | 19,906,200 | 0.2710 | |
| 2045 | 7,495,110,357 | - | 15,060,200 | 5,786,200 | (900,000) | | (45,000) | 19,901,400 | 0.2709 | |
| 2046 | 7,495,110,357 | - | 15,065,000 | 5,788,600 | (900,000) | | (45,000) | 19,908,600 | 0.2710 | |
| 2047 | 7,495,110,357 | - | 15,062,000 | 5,789,400 | (900,000) | | (45,000) | 19,906,400 | 0.2710 | |
| 2048 | 7,495,110,357 | - | 15,060,800 | 5,788,400 | (900,000) | | (45,000) | 19,904,200 | 0.2710 | |
| 2049 | 7,495,110,357 | - | 15,060,600 | 5,785,400 | (900,000) | | (45,000) | 19,901,000 | 0.2709 | |
| 2050 | 7,495,110,357 | - | 15,060,600 | 5,785,200 | (900,000) | | (45,000) | 19,900,800 | 0.2709 | |
| 2051 | 7,495,110,357 | - | 15,065,000 | 5,787,400 | (900,000) | | (45,000) | 19,907,400 | 0.2710 | |
| 2052 | 7,495,110,357 | - | 15,022,800 | 5,786,600 | (900,000) | | (45,000) | 19,864,400 | 0.2704 | |
| 2053 | 7,495,110,357 | - | - | 5,787,600 | (900,000) | | (45,000) | 4,842,600 | 0.0659 | |
| Total | | \$ 188,696,109 | \$ 346,155,725 | \$ 161,463,292 | \$ (237,000,000) | \$ (312,059) | \$ (1,485,000) | \$ 664,818,067 | | |

*Assumes tax rate based on annual service requirements 9/1-8/31; assumes 98.00% collection rate.

Tax Rate Impact Analysis

Scenario 4: \$350,000,000 – \$0.1133 increase

Waco ISD - I&S Tax Rate Impact Analysis*

| 1 FYE (8/31) | 2 After Frozen Net TAV | 3 Existing I&S Tax Debt Service | 4 \$350MM November 2021 Election | | 6 Less: Frozen Levy Revenue | 7 Less: ASAHE Revenue | 8 Less: Other Available Revenue | 9 Total Projected Net Debt Service | 10 Projected I&S Tax Rate | 11 Estimated I&S Tax Rate Increase |
|--------------------|------------------------------|--|-------------------------------------|-----------------------|--------------------------------------|--------------------------------|--|---|------------------------------------|---|
| | | | \$235MM 2022 | \$115MM 2023 | | | | | | |
| 2021 | \$ 6,474,558,132 | \$ 13,646,914 | | | \$ (900,000) | \$ (312,059) | \$ (45,000) | \$ 12,389,855 | 0.2242 | |
| 2022 | 6,474,558,132 | 14,461,517 | | | (900,000) | | (45,000) | 13,516,517 | 0.2242 | |
| 2023 | 6,798,286,038 | 10,508,317 | \$ 12,920,175 | | (900,000) | | (45,000) | 22,483,492 | 0.3375 | 0.1133 |
| 2024 | 7,138,200,340 | 9,782,567 | 9,699,550 | \$ 5,074,542 | (900,000) | | (45,000) | 23,611,658 | 0.3375 | |
| 2025 | 7,495,110,357 | 9,788,067 | 10,377,800 | 5,570,750 | (900,000) | | (45,000) | 24,791,617 | 0.3375 | |
| 2026 | 7,495,110,357 | 10,089,317 | 10,279,300 | 5,364,250 | (900,000) | | (45,000) | 24,787,867 | 0.3375 | |
| 2027 | 7,495,110,357 | 10,089,217 | 10,191,050 | 5,454,750 | (900,000) | | (45,000) | 24,790,017 | 0.3375 | |
| 2028 | 7,495,110,357 | 10,088,967 | 10,102,550 | 5,542,750 | (900,000) | | (45,000) | 24,789,267 | 0.3375 | |
| 2029 | 7,495,110,357 | 10,085,467 | 10,008,800 | 5,643,000 | (900,000) | | (45,000) | 24,792,267 | 0.3375 | |
| 2030 | 7,495,110,357 | 10,089,317 | 9,910,050 | 5,734,500 | (900,000) | | (45,000) | 24,788,867 | 0.3375 | |
| 2031 | 7,495,110,357 | 10,084,817 | 9,821,550 | 5,827,250 | (900,000) | | (45,000) | 24,788,617 | 0.3375 | |
| 2032 | 7,495,110,357 | 10,092,576 | 9,727,800 | 5,910,750 | (900,000) | | (45,000) | 24,786,126 | 0.3374 | |
| 2033 | 7,495,110,357 | 10,090,701 | 9,652,800 | 5,915,000 | (900,000) | | (45,000) | 24,713,501 | 0.3365 | |
| 2034 | 7,495,110,357 | 10,092,819 | 9,627,800 | 5,916,800 | (900,000) | | (45,000) | 24,692,419 | 0.3362 | |
| 2035 | 7,495,110,357 | 10,088,418 | 9,600,800 | 5,924,800 | (900,000) | | (45,000) | 24,669,018 | 0.3359 | |
| 2036 | 7,495,110,357 | 10,092,122 | 9,626,800 | 5,928,600 | (900,000) | | (45,000) | 24,702,522 | 0.3363 | |
| 2037 | 7,495,110,357 | 10,088,034 | 9,543,600 | 5,933,200 | (900,000) | | (45,000) | 24,619,834 | 0.3352 | |
| 2038 | 7,495,110,357 | 9,436,959 | 9,910,400 | 6,078,400 | (900,000) | | (45,000) | 24,480,759 | 0.3333 | |
| 2039 | 7,495,110,357 | - | 19,249,200 | 6,158,400 | (900,000) | | (45,000) | 24,462,600 | 0.3330 | |
| 2040 | 7,495,110,357 | - | 18,760,400 | 6,700,400 | (900,000) | | (45,000) | 24,515,800 | 0.3338 | |
| 2041 | 7,495,110,357 | - | 16,842,000 | 6,700,600 | (900,000) | | (45,000) | 22,597,600 | 0.3077 | |
| 2042 | 7,495,110,357 | - | 16,841,200 | 6,699,600 | (900,000) | | (45,000) | 22,595,800 | 0.3076 | |
| 2043 | 7,495,110,357 | - | 16,838,600 | 6,697,200 | (900,000) | | (45,000) | 22,590,800 | 0.3076 | |
| 2044 | 7,495,110,357 | - | 16,838,600 | 6,698,200 | (900,000) | | (45,000) | 22,591,800 | 0.3076 | |
| 2045 | 7,495,110,357 | - | 16,840,400 | 6,697,200 | (900,000) | | (45,000) | 22,592,600 | 0.3076 | |
| 2046 | 7,495,110,357 | - | 16,843,200 | 6,699,000 | (900,000) | | (45,000) | 22,597,200 | 0.3076 | |
| 2047 | 7,495,110,357 | - | 16,841,200 | 6,698,200 | (900,000) | | (45,000) | 22,594,400 | 0.3076 | |
| 2048 | 7,495,110,357 | - | 16,838,800 | 6,699,600 | (900,000) | | (45,000) | 22,593,400 | 0.3076 | |
| 2049 | 7,495,110,357 | - | 16,840,200 | 6,697,800 | (900,000) | | (45,000) | 22,593,000 | 0.3076 | |
| 2050 | 7,495,110,357 | - | 16,839,400 | 6,697,600 | (900,000) | | (45,000) | 22,592,000 | 0.3076 | |
| 2051 | 7,495,110,357 | - | 16,840,600 | 6,698,600 | (900,000) | | (45,000) | 22,594,200 | 0.3076 | |
| 2052 | 7,495,110,357 | - | 16,842,800 | 6,700,400 | (900,000) | | (45,000) | 22,598,200 | 0.3077 | |
| 2053 | 7,495,110,357 | - | - | 6,697,600 | (900,000) | | (45,000) | 5,752,600 | 0.0783 | |
| Total | \$ 188,696,109 | \$ 188,696,109 | \$ 401,097,425 | \$ 185,759,742 | \$ (23,700,000) | \$ (312,059) | \$ (1,485,000) | \$ 744,056,217 | | |

*Assumes tax rate based on annual service requirements 9/1-8/31; assumes 98.00% collection rate.

Tax Rate Impact Analysis

Scenario 5: \$375,000,000 – \$0.1249 increase

Waco ISD - I&S Tax Rate Impact Analysis*

| 1 FYE (8/31) | 2 After Frozen Net TAV | 3 Existing I&S Tax Debt Service | 4 \$375MM November 2021 Election | | 6 Less: Frozen Levy Revenue | 7 Less: ASAHE Revenue | 8 Less: Other Available Revenue | 9 Total Projected Net Debt Service | 10 Projected I&S Tax Rate | 11 Estimated I&S Tax Rate Increase |
|--------------------|------------------------------|--|-------------------------------------|-----------------------|--------------------------------------|--------------------------------|--|---|------------------------------------|---|
| | | | \$250MM 2022 | \$125MM 2023 | | | | | | |
| 2021 | \$6,474,558,132 | \$ 13,646,914 | | | \$ (900,000) | \$ (312,059) | \$ (45,000) | \$ 12,389,855 | 0.2242 | |
| 2022 | 6,474,558,132 | 14,461,517 | | | (900,000) | | (45,000) | 13,516,517 | 0.2242 | |
| 2023 | 6,798,286,038 | 10,508,317 | \$ 13,694,267 | | (900,000) | | (45,000) | 23,257,583 | 0.3491 | 0.1249 |
| 2024 | 7,138,200,340 | 9,782,567 | 10,010,850 | \$ 5,573,425 | (900,000) | | (45,000) | 24,421,842 | 0.3491 | |
| 2025 | 7,495,110,357 | 9,788,067 | 10,700,100 | 6,094,400 | (900,000) | | (45,000) | 25,637,567 | 0.3490 | |
| 2026 | 7,495,110,357 | 10,089,317 | 10,612,600 | 5,885,150 | (900,000) | | (45,000) | 25,642,067 | 0.3491 | |
| 2027 | 7,495,110,357 | 10,089,217 | 10,520,350 | 5,977,650 | (900,000) | | (45,000) | 25,642,217 | 0.3491 | |
| 2028 | 7,495,110,357 | 10,088,967 | 10,433,600 | 6,067,150 | (900,000) | | (45,000) | 25,644,717 | 0.3491 | |
| 2029 | 7,495,110,357 | 10,085,467 | 10,332,100 | 6,163,400 | (900,000) | | (45,000) | 25,635,967 | 0.3490 | |
| 2030 | 7,495,110,357 | 10,089,317 | 10,236,600 | 6,255,650 | (900,000) | | (45,000) | 25,636,567 | 0.3490 | |
| 2031 | 7,495,110,357 | 10,084,817 | 10,146,850 | 6,348,650 | (900,000) | | (45,000) | 25,635,317 | 0.3490 | |
| 2032 | 7,495,110,357 | 10,092,576 | 10,062,600 | 6,431,900 | (900,000) | | (45,000) | 25,642,076 | 0.3491 | |
| 2033 | 7,495,110,357 | 10,090,701 | 10,059,400 | 6,435,400 | (900,000) | | (45,000) | 25,640,501 | 0.3491 | |
| 2034 | 7,495,110,357 | 10,092,819 | 10,055,675 | 6,438,200 | (900,000) | | (45,000) | 25,641,694 | 0.3491 | |
| 2035 | 7,495,110,357 | 10,088,418 | 10,049,475 | 6,446,800 | (900,000) | | (45,000) | 25,639,693 | 0.3491 | |
| 2036 | 7,495,110,357 | 10,092,122 | 10,045,350 | 6,450,800 | (900,000) | | (45,000) | 25,643,272 | 0.3491 | |
| 2037 | 7,495,110,357 | 10,088,034 | 10,040,325 | 6,455,200 | (900,000) | | (45,000) | 25,638,559 | 0.3491 | |
| 2038 | 7,495,110,357 | 9,436,959 | 10,550,975 | 6,599,800 | (900,000) | | (45,000) | 25,642,734 | 0.3491 | |
| 2039 | 7,495,110,357 | - | 19,905,875 | 6,678,800 | (900,000) | | (45,000) | 25,639,675 | 0.3491 | |
| 2040 | 7,495,110,357 | - | 19,362,000 | 7,227,875 | (900,000) | | (45,000) | 25,644,875 | 0.3491 | |
| 2041 | 7,495,110,357 | - | 18,682,000 | 7,232,200 | (900,000) | | (45,000) | 24,969,200 | 0.3399 | |
| 2042 | 7,495,110,357 | - | 18,680,200 | 7,233,400 | (900,000) | | (45,000) | 24,968,600 | 0.3399 | |
| 2043 | 7,495,110,357 | - | 18,679,800 | 7,227,600 | (900,000) | | (45,000) | 24,962,400 | 0.3398 | |
| 2044 | 7,495,110,357 | - | 18,680,000 | 7,229,800 | (900,000) | | (45,000) | 24,964,800 | 0.3399 | |
| 2045 | 7,495,110,357 | - | 18,680,000 | 7,229,400 | (900,000) | | (45,000) | 24,964,400 | 0.3399 | |
| 2046 | 7,495,110,357 | - | 18,679,000 | 7,231,200 | (900,000) | | (45,000) | 24,965,200 | 0.3399 | |
| 2047 | 7,495,110,357 | - | 18,681,200 | 7,229,800 | (900,000) | | (45,000) | 24,966,000 | 0.3399 | |
| 2048 | 7,495,110,357 | - | 18,680,600 | 7,230,000 | (900,000) | | (45,000) | 24,965,600 | 0.3399 | |
| 2049 | 7,495,110,357 | - | 18,681,400 | 7,231,400 | (900,000) | | (45,000) | 24,967,800 | 0.3399 | |
| 2050 | 7,495,110,357 | - | 18,682,600 | 7,228,600 | (900,000) | | (45,000) | 24,966,200 | 0.3399 | |
| 2051 | 7,495,110,357 | - | 18,678,200 | 7,231,400 | (900,000) | | (45,000) | 24,964,600 | 0.3399 | |
| 2052 | 7,495,110,357 | - | 18,652,400 | 7,234,200 | (900,000) | | (45,000) | 24,941,600 | 0.3396 | |
| 2053 | 7,495,110,357 | - | - | 7,191,600 | (900,000) | | (45,000) | 6,246,600 | 0.0850 | |
| Total | | \$ 188,696,109 | \$ 430,956,392 | \$ 201,490,850 | \$ (23,700,000) | \$ (312,059) | \$ (1,485,000) | \$ 789,646,292 | | |

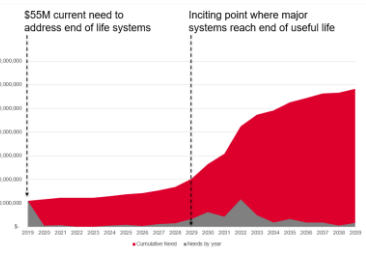
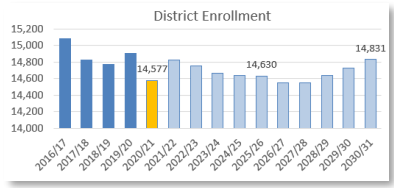
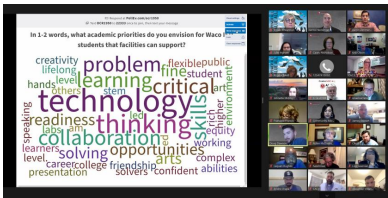
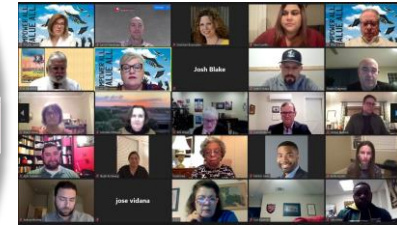
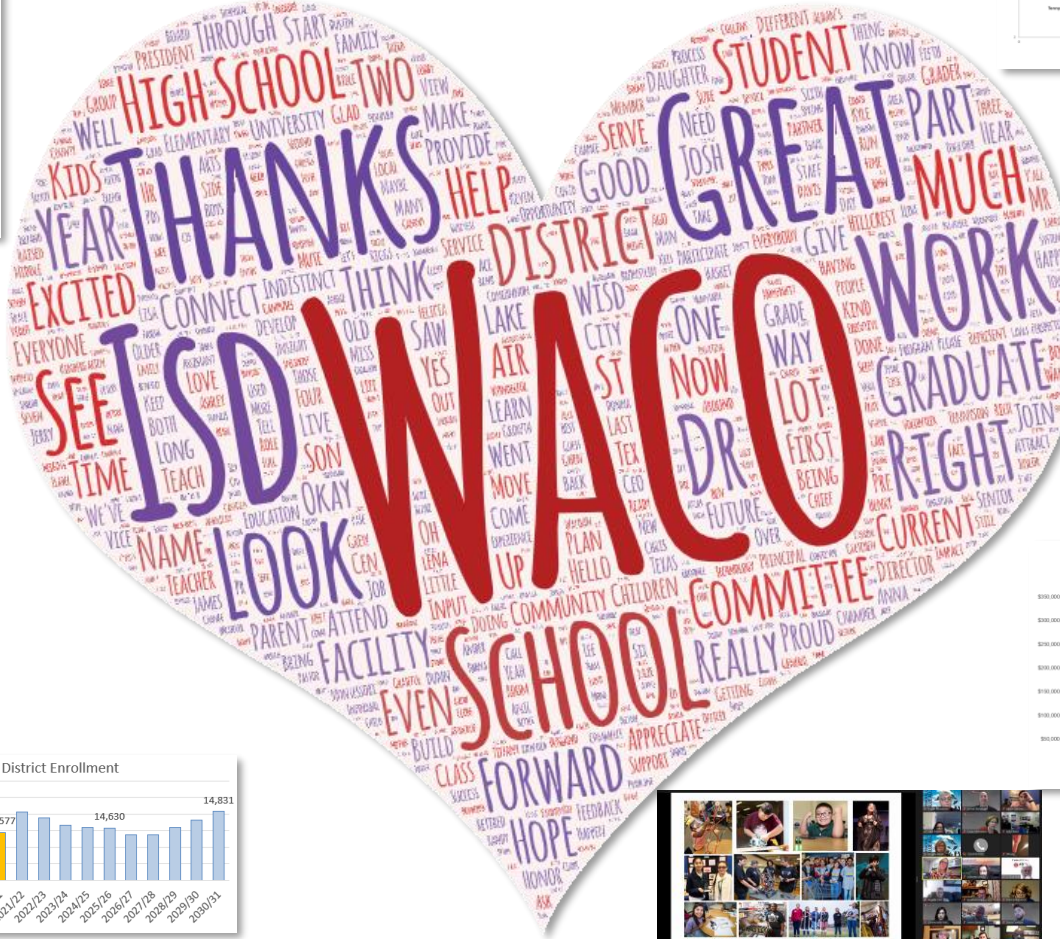
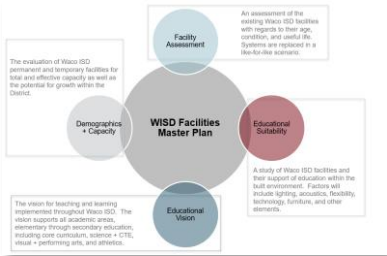
*Assumes tax rate based on annual service requirements 9/1-8/31; assumes 98.00% collection rate.

Questions?



O'CONNELL
ROBERTSON

Waco ISD Facilities Master Plan



Lenses for Considerations

1. Impact to Curriculum + Instruction, Accountability
2. Ideal Campus Size / Community Learning Size
3. Geographic Location / Campus Boundary / Neighborhoods
4. Historic Significance
5. Feeder Patterns
6. Enrollment + Capacity
7. Facility Conditions Assessment + Educational Suitability of Existing Campuses
8. Project Costs including construction + soft costs

Replacement WHS

Replacement facility across entire WISD property with facility conditions assessment improvements for existing auditorium

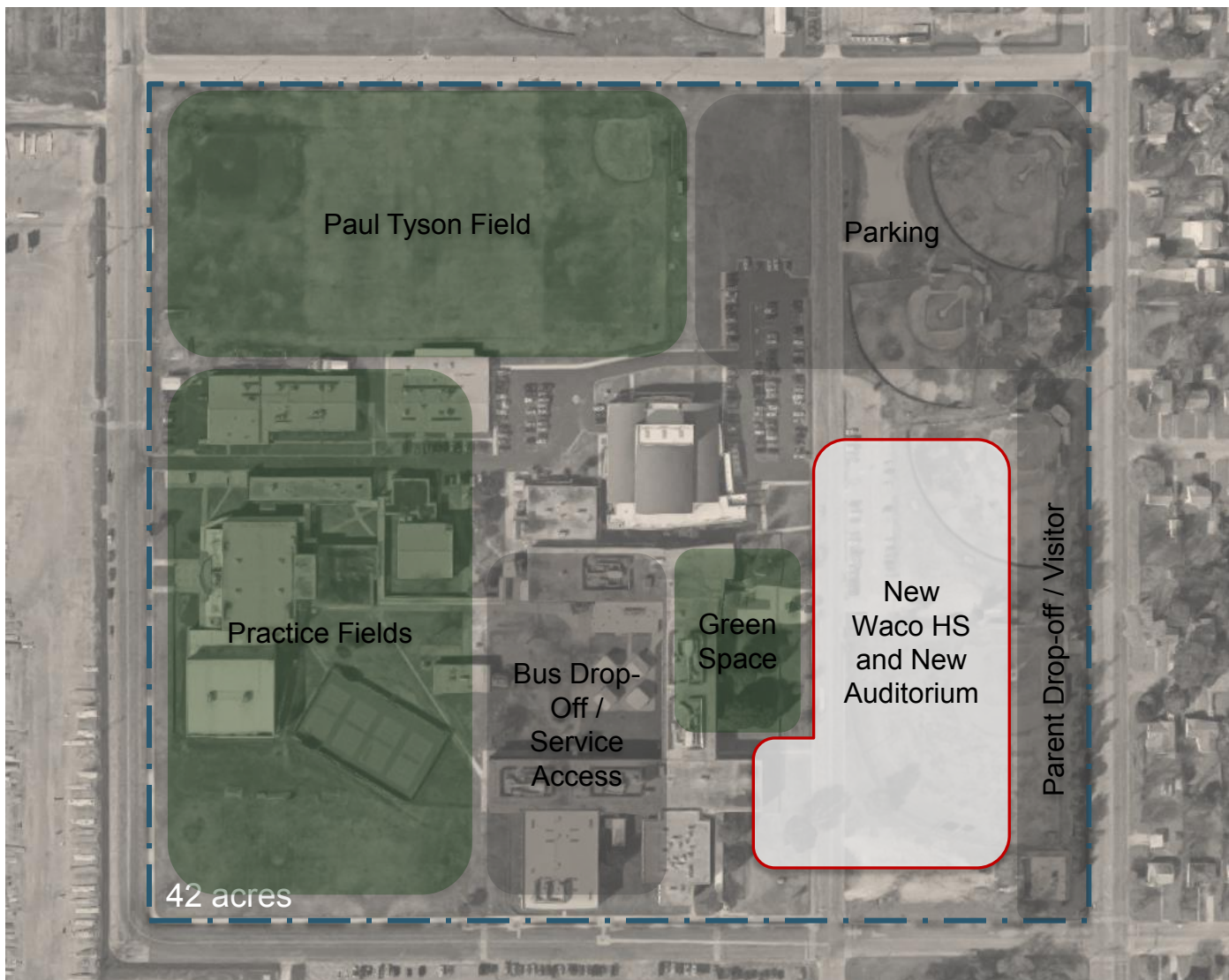
New Educational Space

370,000 sf new facility
2,150 capacity

Grades 9th to 12th

Estimated 2022 Total Project Cost
\$156M

3+ years of phased construction



HS – Replace Waco HS

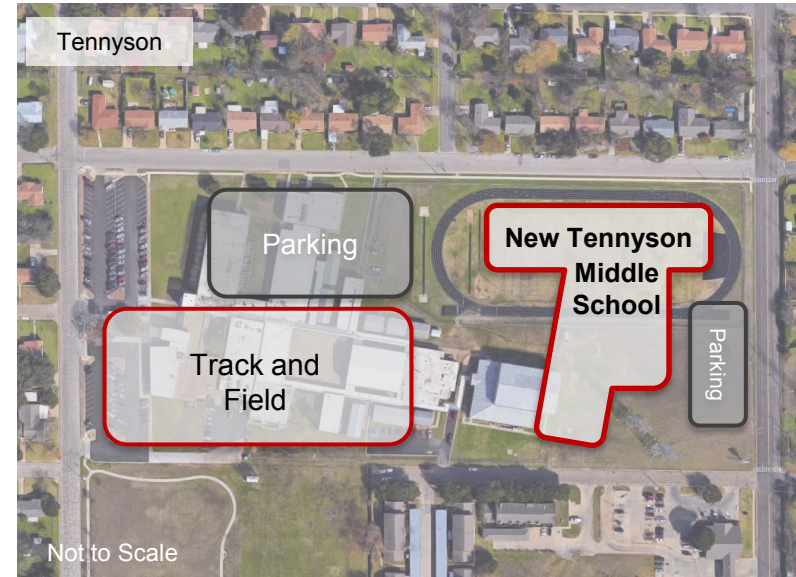
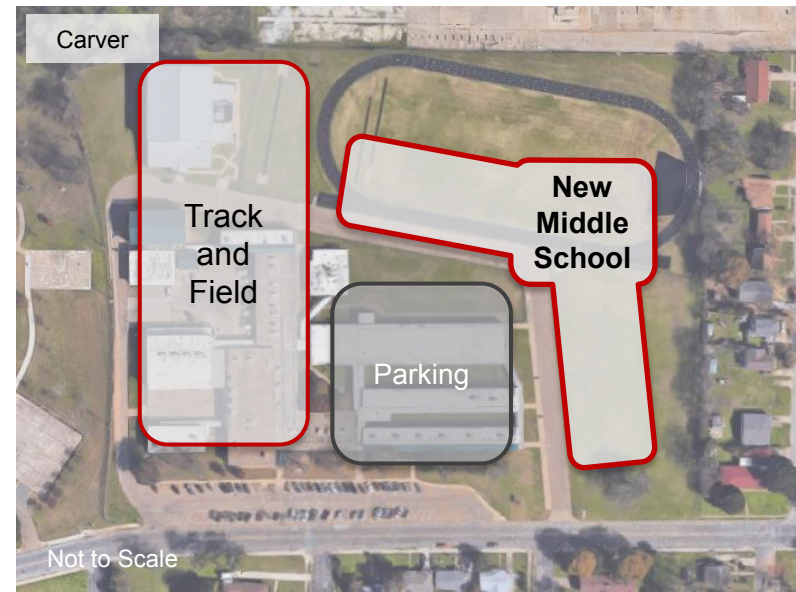


Consolidate Carver & Indian Spring, New Replacement School for Tennyson

- New 1,060 Student Middle School Constructed on the Existing Carver Campus.
- New 1,060 Student Middle School Constructed on the Existing Tennyson Campus
- Cesar Chavez Receives Facility Conditions Assessment Improvements Only for Next 15 years.

| | | |
|---------------------|---|------------------------|
| Carver MS |  | Consolidate |
| Indian Spring MS | | |
| Tennyson MS |  | New Tennyson MS |
| Cesar Chavez MS | | FCA only |
| Lake Air Montessori | | FCA only |

Estimated 2023 + 2024 Total Project Cost \$154M



MS – Address Carver, Indian Spring, + Tennyson

ES Campuses - Minor to Moderate Need

- West Avenue
- Provident Heights
- Brook Avenue
- Dean Highland
- JH Hines
- Bell's Hill
- Lake Air Montessori

Maintain existing campuses through FCA + ESA needs

ES Campuses - Moderate to Significant Need

- Crestview
- Alta Vista
- Parkdale
- Cedar Ridge
- Mountainview
- South Waco
- Kendrick
- Hillcrest PDS

New and/or Renovated Elementary Schools over time

ES Long Term Vision Goals

- Address Schools with the highest need
- Provide additional educational support staff + increase operational efficiencies
- Align campuses and capacity to demographers projected 10-year need over multiple bond programs

Facility Master Plan

Immediate Priority

Address Kendrick ES, South Waco ES, and Alta Vista ES

Long Term Priority

Continue an implementation plan of the long-term vision goals across the portfolio of Waco ISD elementary school campuses.

Estimated 2023 + 2024
Total Project Cost \$66M

ES – Immediate + Long Term Priorities



Facilities Long-Range Master Plan

Waco Independent School District



If we could Dream - High School

We asked the Waco ISD staff members what outcomes they would like to achieve from the Facility Improvements process. The Committee members responded:

- Facilities across the district across the district
- Maximize the space to be a destination location
- Improve classroom for students and community
- Go to state and well maintained outdoor and out
- Innovative learning areas and facilities
- Facilities facilitate quality instruction, improved teacher retention
- Be more sustainable
- Facilities technology/data/infrastructure that provide a premier educational experience for our students
- Green and healthy spaces that provide for beautiful lighting and heating
- Cost efficient improvements that provide for ease of maintenance
- Student special outdoor activities
- Spaces that will pride for our students, staff and community
- Facilities that will be completed for the next 10-20 years
- Improve the student and teacher performance
- Implementing spaces for new educational programs, such as "maker space"
- Develop training and outreach and experiences that students, parents, and teachers can provide to participate in and call their own, "that we control"
- Spaces that communicate high expectations for teaching and learning
- Wishes to bring up each site to ensure that communication, coordination and excellence
- Align infrastructure facilities, technology, etc. with modern instructional methods and needs
- Focus on the urban advancement projects for further economic and educational
- Develop or complement for that discussion all of those ISD needs
- Communicable computers to make an on-site work
- Facilities public input and communication to support decisions for final report

DISCOVERY

Waco ISD Facilities Long Range Master Plan 7

- The ability to integrate critical thinking, problem solving, and information literacy skills
- Facilities that are equipped to support teaching and learning that uses an Active to encourage more complex life and work experience
- Facilities that are equipped to support teaching and learning that uses an Active to encourage more complex life and work experience
- Application of creativity and imagination
- Facilities that are equipped to provide an effective foundation for teachers to cultivate and nurture students' creativity, imagination, and unique talents

Guiding Principle #2

Ensure equity across primary and secondary campuses for students and on-site/outside programs

- Work for All Students
- Support Diversity in the Space
- CIS Support
- Special Education Support
- Provide specialized modern facilities
- Technology Support

Historically, each school has been run independently within WISD which has resulted in an inequality of facility conditions and programs that create inefficiencies. The planning process evaluated the townwide schools as shown in the chart in the previous principle, and compared other schools in the district to make improvements. Several Community Advisory Committee members had the opportunity to call for changes to use the differences that exist across the district - these were shared and discussed in our virtual meeting and ultimately helped to identify the campus-specific facility projects. The recommendations described in the next section would bring consistency in replacement campus up to about standard and be equivalent to other schools in WISD.

GUIDING PRINCIPLES

Waco ISD Facilities Long Range Master Plan 4

Potential Projects and Priorities

Through the Facility Master Plan process, the Community Advisory Committee used the above eight issues to create potential projects and priorities. The above priorities included maintaining the existing conditions on an on-campus renovation and replacement projects. Along with the key facility characteristics, the Committee formed priorities for each school. The following projects align with the Committee's assessment of highest priority and/or opportunities for the future of Waco ISD:

- High School Grade Levels**
Waco ISD maintains two comprehensive high schools and two alternative high schools. The future for high schools will need to provide enrollment capacity for 200 students and address ongoing facility condition and system improvements of approximately \$10M to \$15M. Ideally, high school supports the best opportunities for students, with unique high school having the greatest challenges. The Community Advisory Committee identified a replacement campus on the best solution option for the future presented.
- Middle School Grade Levels**
Waco ISD Middle Schools are on four campuses that range in age from 1960 to 2005 with a total of over 400,000 square feet. These facilities provide a capacity of 3,000 students with an average of 1,000 students. To address the facility condition of these campuses it will cost approximately \$10M to \$15M. Managing the long-term impact and opportunities of the facilities, the group identified the best opportunities in a replacement facility to improve and a consolidated campus and other being a priority.

Potential Projects - HS and MS

FACILITIES MASTER PLAN IMPLEMENTATION

Waco ISD Facilities Long Range Master Plan 10

Facilities Master Plan DRAFT



Waco CAC Meeting 8

Hi Jarrod, when you submit this form, the owner will be able to see your name and email address.

* Required

1. Rank the following projects from highest priority to lowest priority (1 level per project): *

Waco High School Replacement ^

Top Priority - 1

2

3

Lowest Priority - 4

New Middle School for Carver / Indian Spring v

Rank your Project Priorities

Rank the following projects from the top priority (#1) to the lowest priority (#4):

- Waco High School Replacement
- New Middle School for Carver / Indian Spring
- New Middle School for Tennyson
- New Replacement Elementary for Alta Vista / Kendrick + Additions / Renovations for South Waco



<https://forms.office.com/r/25mQ6Muf0x>

Waco ISD

Facilities Master Plan Guiding Principles

1. Create facilities throughout Waco ISD in support of the District's vision for academic excellence.

- Student pride and attraction
- Teacher retention
- Individualized + Personal Learning
- 21st Century Learning
- Welcoming + Sustainable Environments

2. Ensure equity across primary and secondary campuses for academic and co-curricular programs

- Work for All Students
- Support Athletics + PFA Spaces
- CTE Support
- Special Education Support
- Provide centralized modern libraries
- Technology Support

3. Maintain and protect the community's investment in facilities while improving operational efficiency.

- Address Facility Needs
- Safe and healthy environments
- Minimize operational costs while maximizing student opportunity



Immediate Priorities

- Waco High School
- Middle School Replacement for Carver and Indian Spring
- Middle School Replacement for Tennyson
- New Elementary for Alta Vista / Kendrick + Additions / Renovations for South Waco



Long Term Priorities

- Continued development of the best opportunities for Waco ISD students from pre-kindergarten to student choice at high school
- Implementation of the long-term vision goals across the portfolio of Waco ISD elementary school campuses.
- District Wide Goals
- Capital Improvement Projects from FCA

Waco ISD Facilities Master Plan

\$376.1M



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1

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or

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Over the past five months, Waco ISD's Community Advisory Committee has carefully studied the District's facility conditions, educational vision, demographics and financial capacity. Through this process, we have concluded that facility improvements are needed to support our shared vision for academic excellence, work toward equity, and maintain and protect the community's investment.

The Facilities Long-Range Master Plan creates a long-term vision, and we understand that the District will need to balance potential projects, on-going needs within the district, and financial capacity while implementing it. Additionally, we know that it may require multiple bond elections to fund the entire 10- to 15-year plan.

With that in mind, the Community Advisory Committee recommends that the Board of Trustees consider calling for a bond election as soon as November 2021 to fund a first phase of facility needs at a cost of approximately \$325M to \$375M. We recommend the Board carefully consider bond proposition packaging to support the long-term educational vision, good stewardship of taxpayer dollars, and improvements for students at all grade levels.

Committee Recommendation

Thinking about the
Waco ISD Long Range
Facilities Master Plan and
a potential November or
May bond election, **what
outcomes are you most
excited about for the
students, staff, and
community
of Waco ISD?**

WISD Facilities Master Plan Elements:

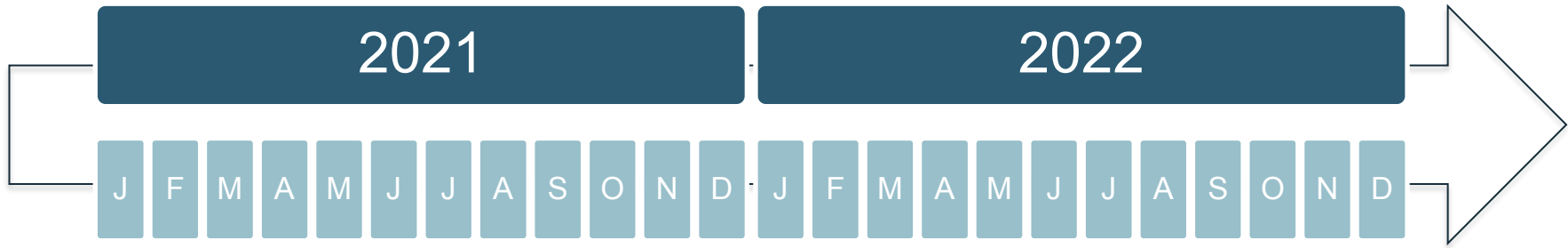
1. Demographics
2. Facilities Assessment
3. Educational Suitability
4. Educational Vision
5. District Vision + Goals
6. Guiding Principles
7. HS / MS / ES Strategies
8. Financial Capacity
9. Implementation

Breakout Group Guidelines:

- Automatic split into two groups
- 20 minutes to discuss with 1 minute warning
- An O'Connell Robertson team member will moderate and report back to summarize the small group's discussion
- Automatic regroup and share with large group
- Type your group's main findings in the chat

Facilities Master Plan: a 10 to 15-year strategy for Waco ISD for alignment of education vision and facilities while accommodating student enrollment and demographics as well as addressing on-going maintenance and operational needs.

Bond Planning: a 3 to 5-year single phase of the Facilities Master Plan addressing facilities, technology, land purchases, and/or transportation needs of the District



A November '21 Bond



B May '22 Bond



Facilities Master Plan Process

Presentation of Waco ISD Facility Master Plan on June 10th Board Meeting
November '20 or May '21 Bond Planning Efforts
Waco High School Design Process

Next Steps



Thank you!!!



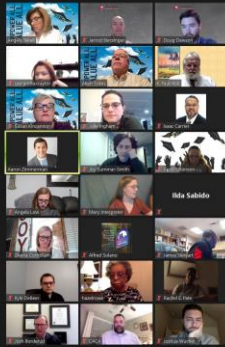
In 1-2 words, what academic priorities do you envision for Waco students that facilities can support?

creativity, lifelong, hands, others, speaking, reading, labs, level, learners, presentation, problem, learning, technology, collaboration, solving, career, presentation, flexible, public, student, critical, art, environment, rich, equity, working, complex, abilities, thinking, skills, higher, confidence, solvers, friendship, arts, opportunities, level, care, college, presentation



O'CONNELL ROBERTSON

Waco Independent School District
Community Advisory Committee
(CAC) for the Waco ISD Facilities
Long-Range Master Plan
Meeting 1
01.11.2021



Thank you!!!

