

***CITIZENS
FACILITIES
ADVISORY COMMITTEE***



Meeting #6
June 26, 2018

Overview of Our Progress

Meeting 1

- Overview of Committee
- Committee Charge
- State of the District
- Strategic Planning Process
- Bond History

Meeting 2

- School Finance
- PfISD Financial Overview
- Bonding Capacity Overview
- Demographic & Enrollment Projections

Meeting 3

- Facility Assessment Update
- Departmental Presentations:
 - CTE
 - Fine Arts
 - C&I
 - Athletics
 - Technology



Overview of Our Progress

Meeting 4

- Recap:
 - **Growth**
 - **Evolving Needs**
 - **Aging Conditions**
- Transportation
- Safety & Security
- Facility Assessment

Meeting 5

- Review & Prioritize Potential Projects
 - Growth** – Determined Priorities
 - Evolving Expectations** – Identified Projects Where We Needed More Information
 - Aging Conditions** – Identified Priority 1 Projects to Include



Overview of What's Remaining

Meeting 6

- Complete Prioritization Activities from Mtg. 5
- Discuss Bonding Capacity & Bond Budget
- Review Project Costs
- Finalize Prioritization

Meeting 7

- Receive Results of Community Survey
- Hear Legislative Update
- Reach Consensus & Finalize Recommendation
- Discuss Next Steps

Meeting 8

If needed

Recommendation to Board



Tonight's Agenda

1. Meeting 5 Recap
2. Financial Advisor
3. Meeting 5 Follow Up (Scope)
4. Understanding Project Budgets/Costs
5. Project Costs
 - Priorities Identified in Meeting 5
 - Transportation
 - Safety & Security
 - CTE
 - Fine Arts
 - Athletics
 - C&I
5. Discussion/Activity about Potential Projects
6. Discuss Bonding Capacity/Tax Ratification Election
7. Next Steps
 - Community Survey
 - Finalizing Recommendation



**MEETING 5 RECAP
&
RESULTS OF EVOLVING
EXPECTATIONS ACTIVITY**



Meeting 5 Recap - Growth & Evolving Expectations

Growth Priorities

1. Land Purchases
2. Elementary School #22
3. Elementary School #23
4. Middle School #7

Need More Information:

- Elementary School #24
- Additions to Elementary Schools

Safety & Security Priorities

1. Additional Cameras/Camera Replacements
2. Intrusion Detection & Additional Badge Readers
3. Severe Bleed Kits
4. Exterior Door Cores Changed to New Key
5. Security Vestibules at Administration & Support Services
6. Rocks/Bollards in Front of Campuses

Need More Information:

- Fencing Additions



Meeting 5 Recap - Evolving Expectations

Technology Priorities

1. Network Hardware
2. Interactive Technology/
Projectors
3. Computer Replacement &
Student Devices
4. Wireless

CTE (Career & Tech) Priorities

1. PHS - New Ag Science Facility
2. PHS - Additions/
Renovations/Equipment for
Automotive Technology
3. WHS – New Ag Barn
4. CHS – Repurpose Existing Space
for Culinary Arts
5. Ag Barns – Automatic Gate with
Badge System

Need More Information:

- HHS - Additions to Current Ag
Sciences Facility or New Building



Meeting 5 Recap – Evolving Expectations

Fine Arts Priorities

1. PHS – Black Box
2. PHS – Additional Shop & Storage Space
3. PHS – New Choir Hall
4. PMS – Expand Choir Hall
5. Expand Band Halls, Storage & Add Acoustics
6. Update Lighting, Sound Systems, Curtains and Theater Classrooms
7. Expand Dance Halls
8. Add Fine Arts Wings at MS

Need More Information:

- PHS – New Dance Hall
- Incorporate Locker Rooms and Showers for Dance

Athletics Priorities

1. Resurface Middle School Tracks
2. Replace Weight Room Equipment as Needed
3. Update Locker Rooms as Needed
4. Update Chain Link Fence at Baseball/Softball Fields

Need More Information:

- Turf Baseball/Softball Fields



Meeting 5 Recap – Aging Conditions

Aging Conditions

- Reviewing & Discussing Priority 1 & 2 Considerations



OVERVIEW FROM FINANCIAL ADVISOR

Dan Wegmiller, Managing Director
Specialized Public Finance, Inc.



Preliminary Summary of Results

Scenario Summary			
	<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>
Assumed M&O Tax Rate	\$1.0400	\$1.0600	\$1.0600
Target Maximum I&S Tax Rate	<u>\$0.5000</u>	<u>\$0.4800</u>	<u>\$0.4600</u>
Total Tax Rate	\$1.5400	\$1.5400	\$1.5200
Projected Bond Capacity at I&S Rate	\$626,385,000	\$578,555,000	\$531,265,000
Issue Term	25 years	25 years	25 years
Projected Interest Rate (mkt + 0.50%)	3.94%	3.94%	3.94%

MEETING 5 FOLLOW UP:

**ADDITIONAL SCOPE
INFORMATION**

Mike Boyle, Huckabee



Additional Growth Considerations: Elementary #24

ADVANTAGES

- Easier and less disruptive than adding onto an occupied campus
- Better chance of keeping up with growth before next bond
- Constructing #24 sooner could save cost in the long term (reduced escalation)
- Aligns better with District goals for educational environments, compared to addition at older school

DISADVANTAGES

- Requires some changes to attendance boundaries
- Additional school is a large cost to the potential bond total
- Constructing #24 too soon could result in an under-enrolled school
- Prioritizing #24 could reduce or eliminate some other project



Additional Growth Considerations: Additions to Elementary Schools

ADVANTAGES

- Individually is less expensive than new school
- Building extra capacity at existing school can be more efficient (more students/ same number of administrators)
- Places capacity in the location it is needed without having to redraw attendance boundaries

DISADVANTAGES

- Collectively, could equal or exceed cost of new school, depending on extent of additions
- Could create larger school than is typical in PfISD
- Larger school might have excess capacity in the future as demographics change



Evolving Expectations – Additional Information

Safety & Security Priorities

- Fencing Additions: 30,000 linear feet of black vinyl-coated 6-foot tall chain link fencing and gates

CTE Priorities

- HHS - Additions to Current Ag Sciences Facility or New Building: 4,400 square foot pre-engineered metal building with classroom, shop, office & storage

Fine Arts Priorities

- PHS – New Dance Studio: 6,250 square-foot addition with 2,950 net s.f. studio, locker/shower room, office, storage, circulation
- Incorporate Locker Rooms and Showers for Dance: 2,050 square-foot locker room, showers, office, storage

Athletics Priorities

- Turf Baseball/Softball Fields & Practice Field – Artificial turf system at infield, multi-purpose practice field



Evolving Expectations – Additional Information about Transportation

Reasons for Self Op:

- Improved District Communications
- Efficient Bus Routing
- Meet District Maintenance Standards
- Replacement Cycle for buses (point system)
- Employee Retention
- Buses purchased with district standards/specs
- Yearly Benchmarking Analysis



Transportation

Assumptions

- Special Ed Routes: 38
- Regular Routes: 93
- Total Routes: 131
- Annual Fleet Miles: 1,755,810
- Current Cost per Mile: \$5.12
- Self Op Cost per Mile: \$4.25 (median/75%)



Transportation

Historical & Projected Budgets

PfISD TRANSPORTATION COST ANALYSIS					
Expenditure	CONTRACTED				Self Op
	15-16	16-17	17-18	18-19	
Payroll	\$ 79,585	\$ -	\$ -		\$ 5,980,000
Repairs	\$ 14,500	\$ 15,600	\$ 20,000	\$ 20,000	\$ 50,000
Contracted Services - SpEd	\$ 3,100,484	\$ 3,128,996	\$ 3,071,836	\$ 3,391,859	\$ -
Contracted Services - Regular	\$ 3,830,846	\$ 3,900,230	\$ 4,280,578	\$ 4,384,904	\$ -
Misc Contracted Svcs	\$ 53,346	\$ 143,384	\$ 310,535	\$ 283,483	\$ 25,000
Gas/Oil	\$ 414,622	\$ 511,959	\$ 895,902	\$ 900,000	\$ 900,000
Supplies	\$ 4,314	\$ 138	\$ 150	\$ 2,000	\$ 25,000
Fees	\$ 1,278	\$ -		\$ 7,500	\$ 7,500
Annual Capital Outlay					\$ 1,438,750
Total Costs	\$7,498,975	\$7,700,307	\$8,579,001	\$8,989,746	\$8,426,250



Transportation

Bus Fleet Purchase

BUS PURCHASE			
Special Ed Buses-48 passenger	45	\$ 99,500	\$ 4,477,500
Regular Ed Buses - 78 pass	90	\$ 97,000	\$ 8,730,000
Larger 84 passenger	5	\$ 125,000	\$ 625,000
Micro Buses - 14 passenger	10	\$ 55,500	\$ 555,000
	150		\$ 14,387,500



Aging Conditions – Additional Info

The group requested additional information or pricing on the following:

- Playground Improvements
- Canopies
- Kitchen Renovations
- ADA improvements
- Brookhollow Plumbing
- Delco Restrooms/ Site Drainage
- Highland Park Carpet
- Murchison Parking/ Canopy
- Northwest Fencing/ Plumbing
- Connally Fencing/ Shade Structure/ Athletic Storage/ Interior Finishes
- Hendrickson Drainage
- Pflugerville HS Gym Bleachers



Aging Conditions – Playground Improvements

Consider replacing equipment that is aged, not as developmentally appropriate, or is not fully ADA compliant



Aging Conditions – Canopies

- Canopies at exterior doors to keep rain out
- Linear canopies along bus and parent drives
- Linear canopies to connect detached buildings
- Canopies at key locations to provide shade



Canopy at Exterior Doors



Canopy at Drop-Off Drive



Drop-off Drive and Exterior Doors without Canopies



Aging Conditions – Kitchen Renovations

- Code Compliance/ Best Practices – air gaps, handwash sinks, eyewash stations
- Equipment replacement (tray slides, cooking appliances)
- New finishes (some flooring, ceilings at most locations)
- Renovations to increase serving capacity
- Walk-in coolers/ freezers – some replacements & connect alarms to EMCS
- Complete renovations at 9 campuses



Aging Conditions – ADA

- Focus on critical areas such as route to entrance from street, parking, restrooms, core spaces, and pathways through school
- Replace door hardware
- Add automatic door opener at main entrance, where needed



UNDERSTANDING PROJECT COSTS

Mike Boyle, Huckabee



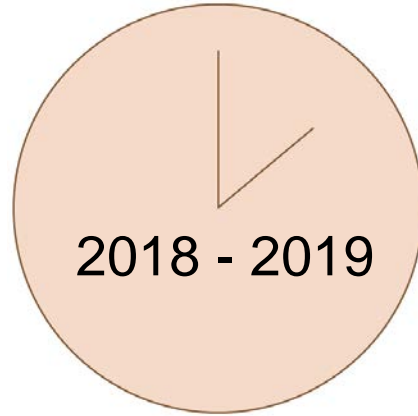
How To Build A Project Budget



CURRENT CONSTRUCTION COST

Bricks, mortar, roof etc. –
Estimated what it would cost to pay a contractor to do that work

+



ESCALATION

Dollars of construction inflation that occur from today's date until **BID DAY**

Example:

Gallon of milk in 2014: \$3.15

Gallon of milk in 2016: \$4.25

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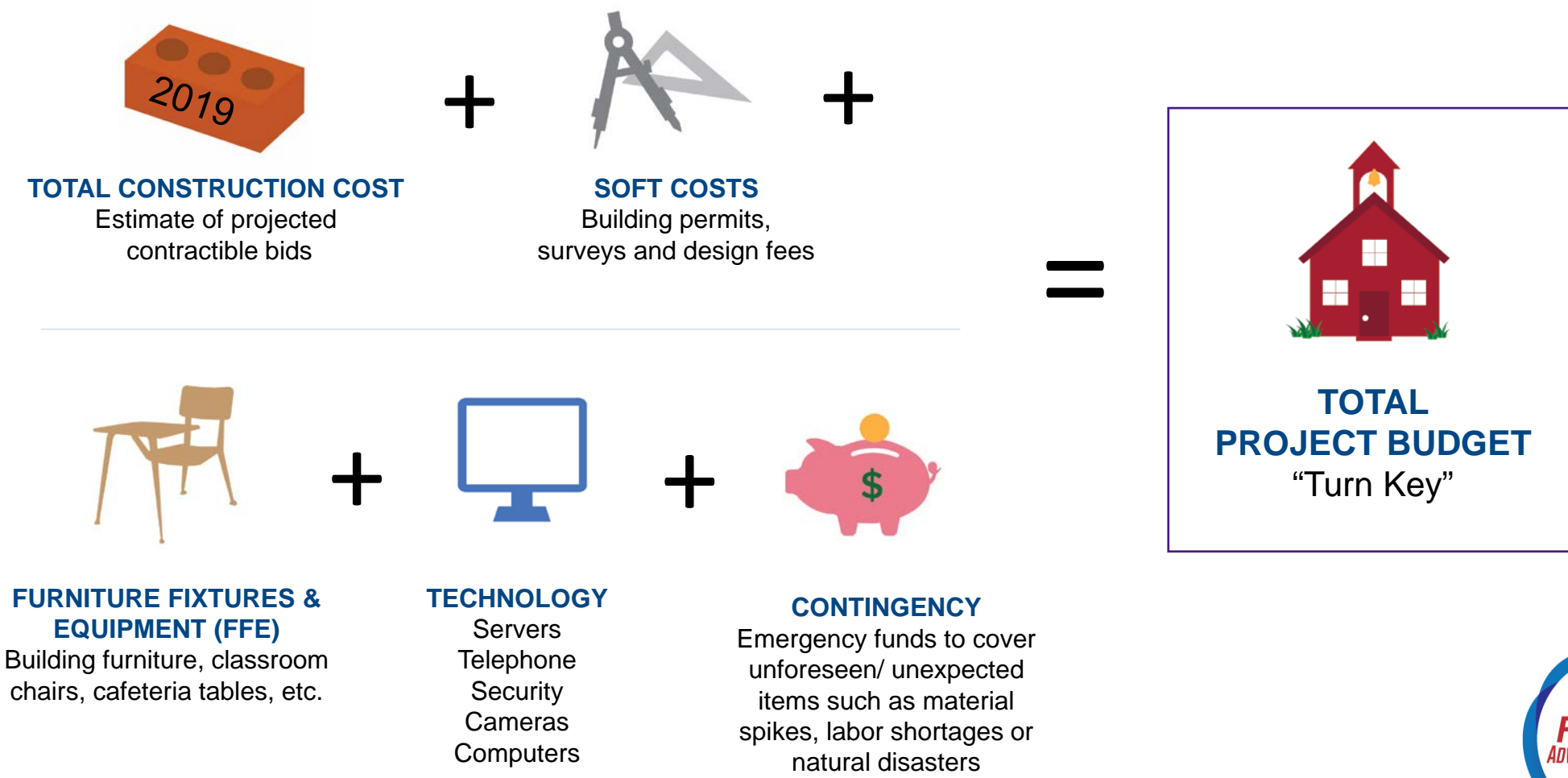


TOTAL CONSTRUCTION COST

Estimate of projected contract bids



How To Build A Project Budget



PROJECT COSTS

Mike Boyle, Huckabee



Project Costs for Identified Priorities

PROJECT	COST
GROWTH: Elementary #22	\$44,331,656
GROWTH: Elementary #23	\$49,954,019
GROWTH: Middle School #7	\$63,308,820
GROWTH: Land Purchases	\$10,000,000
GROWTH: Support Facilities	\$9,591,068
EVOLVING: Safety & Security	\$10,387,032
EVOLVING: Technology	\$30,000,000
EVOLVING: Career & Technical Education	\$7,656,640
EVOLVING: Fine Arts	\$21,038,924
EVOLVING: Athletics	\$9,278,824
EVOLVING: Transportation (Bus fleet purchase)	\$14,000,000
EVOLVING: Curriculum & Instruction	\$5,467,177
AGING CONDITIONS: Priority 1 Projects	\$109,586,000
TOTAL	\$384,600,160



Cost Breakdowns

GROWTH: Support Facilities	COST
Support Services Offices & Warehouse Add./ Renov.	\$6,693,464
Transportation Services Addition & Parking	\$2,897,604
TOTAL	\$9,591,068

EVOLVING: Safety & Security	COST
Security Cameras	\$3,335,160
Intrusion Detection	\$4,163,422
Access Controls	\$416,204
Severe Bleed Kits	\$10,000
Exterior Door Locks	\$499,114
Security Vestibules at Administration & Support Services	\$380,310
Campus Fencing	\$1,249,856
Pedestrian/ Vehicle Separation	\$333,184
TOTAL	\$10,387,032



Cost Breakdowns (continued)

EVOLVING: Career & Technical Education	COST
Pflugerville HS Ag Science Addition	\$1,619,619
Pflugerville HS Automotive Tech Addition/ Renovation	\$350,465
Connally HS Culinary Arts Expansion/ Renovation	\$791,226
Hendrickson HS Ag Science Addition	\$1,095,630
Weiss HS New Ag Science Building	\$3,745,028
Ag Facilities: Restricted Access (gates, badge system)	\$54,672
TOTAL	\$7,656,640

EVOLVING: Athletics	COST
Resurface middle school tracks	\$5,740,536
Weight Room equipment replacement	\$1,093,435
Campus locker room renovations	\$2,444,853
TOTAL	\$9,278,824



Cost Breakdowns (continued)

EVOLVING: Fine Arts	COST
PHS & CHS: Black box/ theater arts classroom	\$2,379,424
PHS: Scene Shop & Storage	\$792,013
PHS: New Choir Room	\$1,286,595
PHS: New Dance Studio with Lockers/ Showers	\$2,522,548
PMS: New Choir Room with Practice Rooms	\$1,431,448
Band: Improved acoustics and instrument storage	\$1,169,080
WHS Band Hall Expansion	\$605,211
Middle School Band Hall Expansions	\$4,938,605
Lighting & Sound Upgrades at MS & HS stages	\$1,955,882
Stage curtain repairs and replacement	\$860,588
Dance Locker Room/ Shower Additions	\$3,097,530
TOTAL	\$21,038,924



Aging Conditions: Priority 1 Details

PROJECT	COST
Site Improvements (drainage, paving)	\$4,565,000
Accessibility (ADA) Improvements	\$6,175,000
Mechanical Systems (\$184 Million for total replacement)	\$45,000,000
Electrical Systems (wiring, lighting)	\$2,135,000
Plumbing Systems (piping, fixtures)	\$546,000
Low Voltage Systems (fire alarm, intercom)	\$5,035,000
Building Envelope (roofing, sealing building exterior)	\$22,000,000
Canopies (at doors, at drop-off/ pick up drives)	\$622,000
Playground Improvements	\$880,000
Kitchen Renovations & Equipment	\$2,628,000
Other (restrooms, doors/windows, interior finishes)	\$20,000,000
TOTAL	\$109,586,000



DISCUSSION / ACTIVITY ABOUT POTENTIAL PROJECTS



Dot Activity

Bus/Transportation

FOR AGAINST

Fine Arts

FOR AGAINST

Athletics

FOR AGAINST

CTE

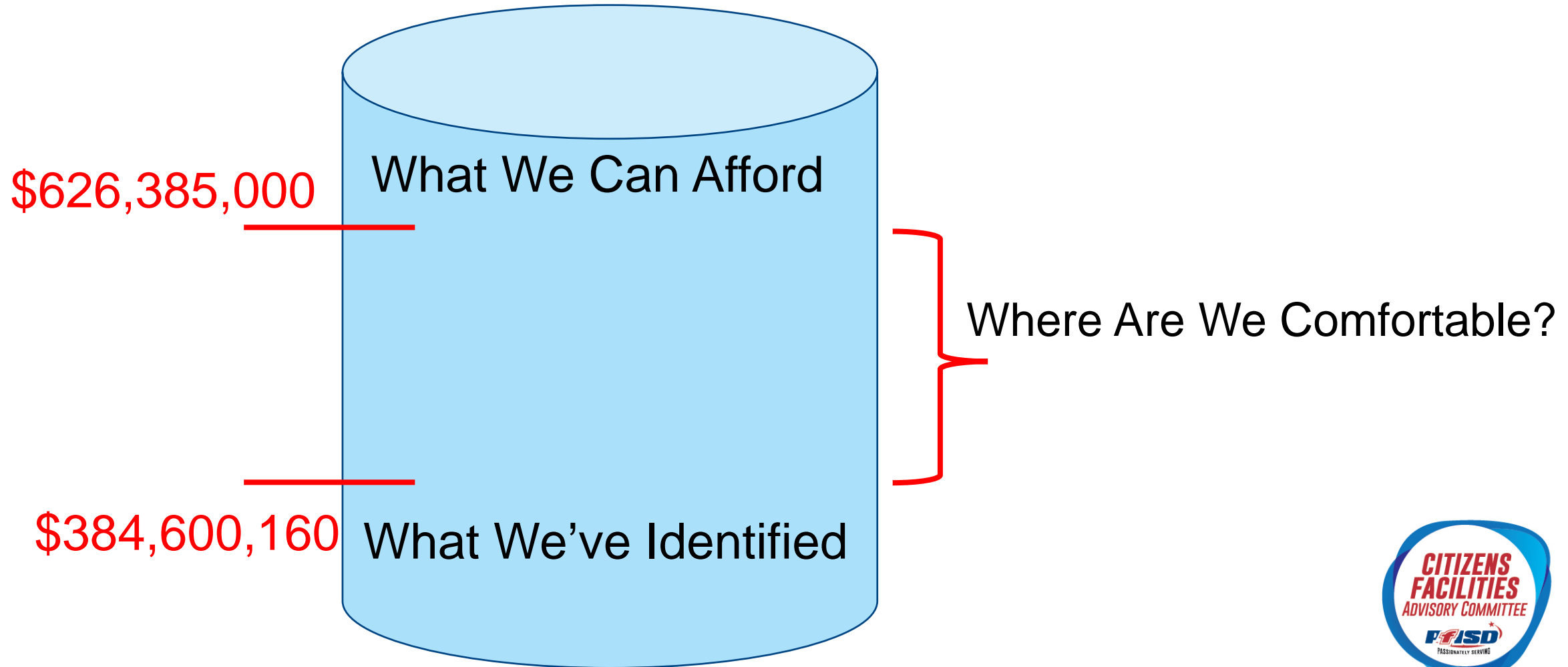
FOR AGAINST

Support Facilities

FOR AGAINST

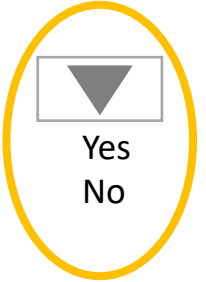


Where We Are



Where We Are

CATEGORY/CAMPUS	PROJECT	COST	INCLUDE?	RECOMMENDATION
Growth	Elementary School #22	\$44,331,656		
Growth	Elementary School #23	\$49,954,019		
Growth	Middle School #7	\$63,308,820		
Growth	Land Purchases	\$10,000,000		
Growth	Support Facilities	\$9,591,068		
Evolving Expectations	Safety & Security	\$10,387,032		
Evolving Expectations	Technology	\$30,000,000		
Evolving Expectations	Career & Technical Education	\$7,656,640		
Evolving Expectations	Fine Arts	\$21,038,924		
Evolving Expectations	Athletics	\$9,278,824		
Evolving Expectations	Transportation (bus fleet purchase)	\$14,000,000		
Evolving Expectations	Athletics	\$5,467,177		
Aging Conditions	All Priority 1 Capital Improvement Recommendations	\$109,586,000		
				\$0



“yes” projects will add to the total amount



**DISCUSS BONDING CAPACITY
&
TAX RATIFICATION ELECTION**



Discussion about Bonding Capacity



Guiding Questions:

- What amount are we comfortable with?
- What amount do we think the community will support?



What is a TRE?

- A school district must hold a Tax Ratification Election (TRE) when it is asking voters to consider raising the effective tax rate. The 18-19 budget proposes to increase the Maintenance and Operations Tax rate to \$1.06.
- If approved, this would automatically trigger a Tax Ratification Election in November. The election in November is asking voters to “ratify” that increase – PfISD is also proposing to lower the Debt Service (I&S) tax rate by 4 cents. This is referred to as a tax swap or penny exchange.
- Through a voter-approved TRE or penny exchange, PfISD is hoping to decrease the overall tax rate by 2 cents while increasing state aid by \$4 million. In essence, PfISD would be maximizing the “golden pennies” in state funding.
- If approved, PfISD voters would see a 2 cent tax rate decrease overall and an additional \$4 million in state aid for the district.



Tax Rate Reduction Option

POTENTIAL TAX SWAP

CURRENT TAX RATE		POTENTIAL TAX RATE	
M&O:	\$1.04	M&O:	\$1.06
I&S (debt):	\$.50	I&S (debt):	\$.46
Total:	\$1.54	Total:	\$1.52
		(.02 cents)	

- Maximizes “Golden Pennies” – State Funding + **\$4,120,276**
- Still allows district to defease debt. Potential **\$25 million**
- Timeline: November Uniform Election
- Budget/Tax Rate Adoption would trigger election



NEXT STEPS



Next Steps

**Community
Survey**

Meeting 7

- Receive Results of Community Survey
- Hear Legislative Update
- Reach Consensus & Finalize Recommendation

Meeting 8
If needed

**Recommendation
to Board**



CLOSING



Next Meeting

Meeting #7

Tuesday, July 10

6 p.m.

PfISD Administration Building

Agenda

- Community Survey Results
- Reach Consensus & Finalize Recommendations
- Discuss Next Steps



Thank you!

