

THANK YOU FOR DINNER

PBK



2024 Long-Range Planning Committee

April 18, 2024





WELCOME

Superintendent Kevin Moran

CHARGE TO THE COMMITTEE

The Waller ISD Long-Range Planning Committee is charged by the Board of Trustees to:

- prioritize the needs of ALL WISD students and make decisions that will enable them to receive a premier education;
- represent the expectations and values of the community;
- use facts, data and financial resources to make informed decisions that will foster a culture of excellence in WISD;
- make recommendations that meet WISD's future facility needs

TRANSCEND⁴

Collaboration | Communication | Critical Thinking | Creativity

Charlotte Bachand
Facilitator

Charlotte@transcend4.com

AGENDA

- WELCOME
- CHARGE TO COMMITTEE
- REVIEW
- FACILITIES CONSIDERATIONS
TABLE TALK
- LONG-RANGE PLAN
TABLE TALK



MEETING OVERVIEW

Gathering Information

Meeting #1 - March 28

Welcome and Committee Charge
Decision-Making Model
Bond Update
WJH Tour

Meeting #2 - April 4

Review Charge to Committee
Demographic Study
Land Update

Meeting #3 - April 18

Facilities Considerations
Long-Range Plan

Considering Solutions

Meeting #4 - April 25

Finance 101
Financial Advisors
Project Priorities and Mock Vote

Meeting #5 - May 2

Bond/Ballot Language
Package Scenario
Deliberation and Final Vote

HOUSEKEEPING

- All relevant materials and information will be distributed to you electronically, unless printed copies were requested.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The WISD Leadership Team and committee hosts are here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will yield optimum results for this committee and your community.

GROUND RULES

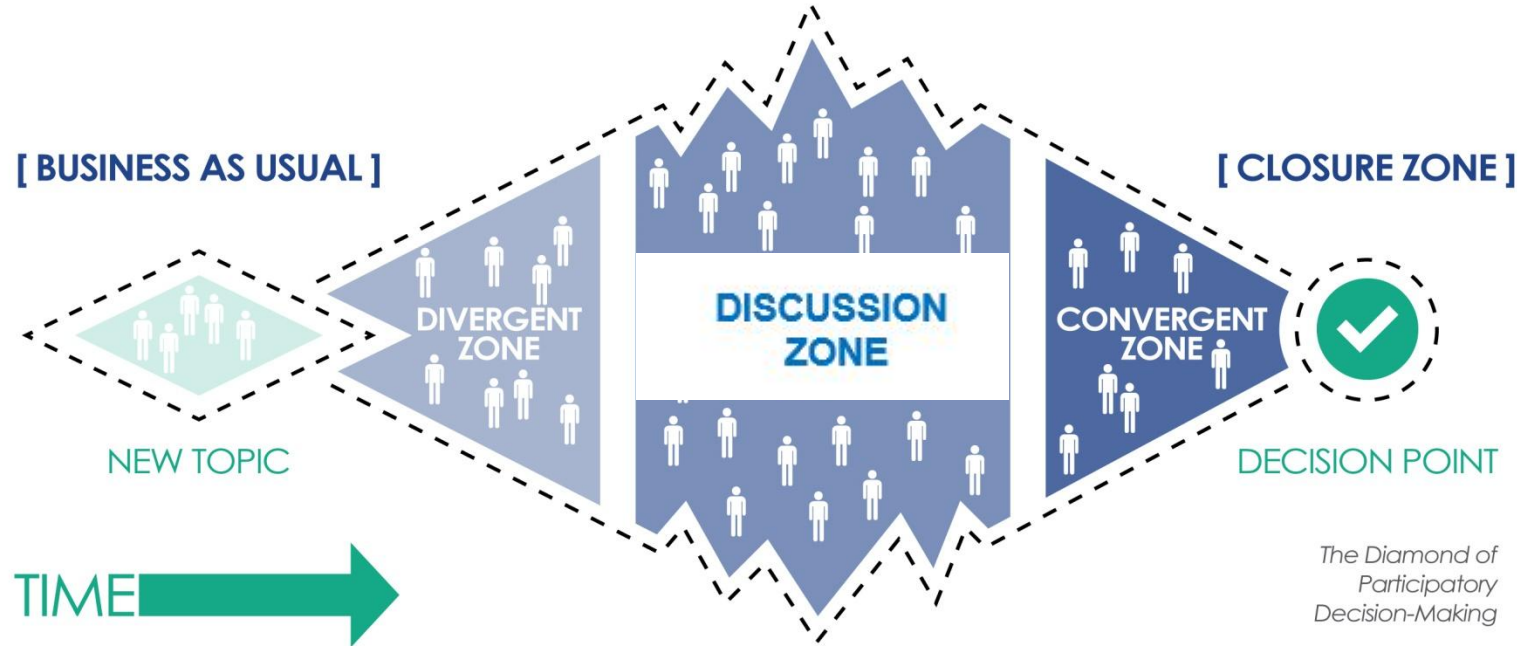


- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

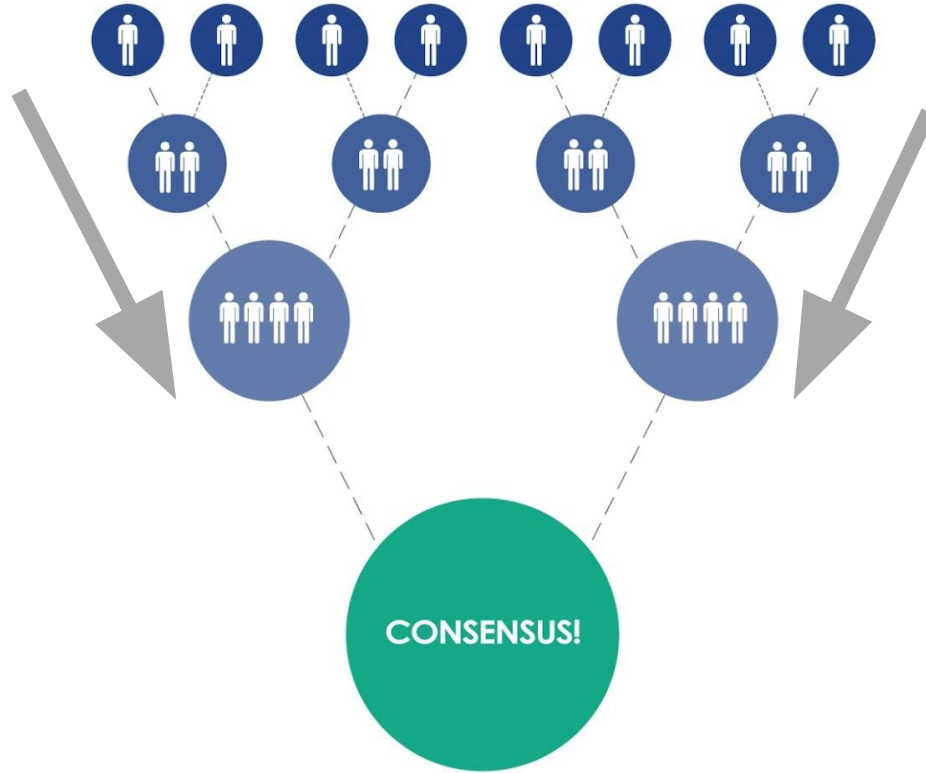
Q&A PROCESS

- Each table will discuss the information presented and select one question to ask.
- Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email.

DYNAMICS OF GROUP DECISION-MAKING



CONSENSUS BUILDING MODEL



REVIEW OF MEETING 1

What makes Waller ISD so unique and special?

WALLER JUNIOR HIGH TOUR



WALLER ISD BOND19	
PROJECT	STATUS
New Waller High School	Complete
New Waller JH & Comprehensive Renovation	Summer 2024
Land	Complete
Renovate Waller HS to Schultz JH	Complete
Renovate Schultz JH to Holleman ES	Complete
Roberts Road ES - Security Vestibule	Delayed Due to Contractor Issue & Combined with 2022 Bond Projects Spring 2025
Facility Assessment - Priority 1	90% Completion
Technology	Complete
Transportation	Complete
Safety & Security	Complete
TOTAL: \$295,225,000	

WALLER ISD BOND22	
3 New Elementary Schools	
New Ag Science Facility	
New Transportation & Maintenance Facility	
Renovated & Repurpose Existing Holleman ES to Student Support Service Center	
Renovate & Repurpose Existing Waller JH East To Education Support Center	
Buses	
Technology & Infrastructure	
Land	
Priority 1 Projects for All Schools	
Safety & Security Upgrades	
TOTAL: \$363,471,018	




I. T. HOLLEMAN
ELEMENTARY



REVIEW OF MEETING 2

DEMOGRAPHIC TRENDS

District	Enrollment 2023-24	1-Year Change		
			Rank	Rank
Katy ISD	94,785	2,118	1	2.3%
Lamar CISD	44,512	2,051	2	4.8%
Conroe ISD	72,352	1,569	3	2.2%
Tomball ISD	22,273	847	4	4.0%
New Caney ISD	18,987	643	5	3.5%
Alvin ISD	29,740	552	6	1.9%
Fort Bend ISD	80,206	546	7	0.7%
Cypress-Fairbanks	118,470	460	8	0.4%
Waller ISD	9,283	449	9	5.1%
Magnolia ISD	14,468	422	10	3.0%
Cleveland ISD	11,970	403	11	3.5%
Barbers Hill ISD	7,723	384	12	5.2%
Splendora ISD	5,221	355	13	7.3%
Dickinson ISD	12,592	232	14	1.9%
Willis ISD	8,974	181	15	2.1%
Crosby ISD	6,868	151	16	2.2%
Angleton ISD	7,068	143	17	2.1%
Sealy ISD	3,002	94	18	3.2%
Royal ISD	2,729	92	19	3.5%
Hitchcock ISD	1,899	58	20	3.2%
Burton ISD	588	56	21	10.5%
Anahuac ISD	1,547	54	22	3.6%
Santa Fe ISD	4,397	54	22	1.2%
Montgomery ISD	9,794	46	24	0.5%

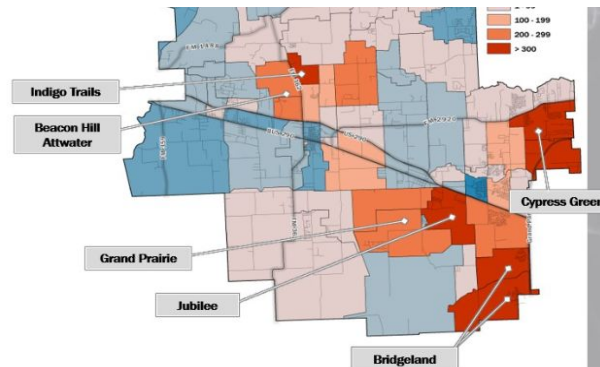
Three Scenarios of Growth



Land Update

School Site	Status
Elementary #6 (Lowe)	Building
Elementary #7 (McReavy)	Building
Elementary #8	Building
Elementary #9	Under Contract
Elementary #10	Purchased
Elementary #11	Purchased
Elementary #12	Purchased
Elementary #13	In Negotiations
Elementary #14	In Negotiations
Elementary #15	In Negotiations

School Site	Status
Junior High #3	Purchased
Junior High #4	Under Contract
Junior High #5	In Negotiations
Junior High #6	In Negotiations
High School #2	Under Contract
High School #3	In Negotiations



Facility Considerations

Melissa Fleming - VLK Architects

| APRIL 18, 2024

WALLER ISD

LRFP COMMITTEE MEETING NO. 3



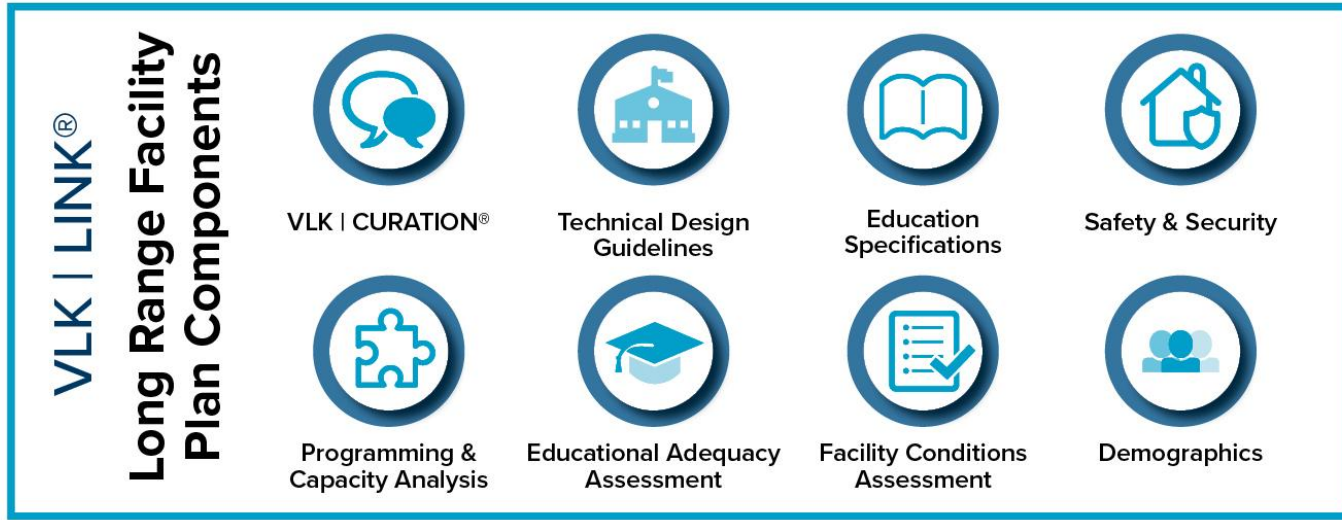
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LONG RANGE FACILITY PLAN

Components

VLK | LINK® facilitates the vision of a district and fully addresses all needs, culminating in a bond program. It aligns the community's expectations with the district's actions, and comprehensively captures educational needs, physical condition needs, capacity needs, leadership goals, and curriculum plans, resulting in a true long-range plan for future readiness.



LONG RANGE FACILITY PLAN

Right-Sizing For Growth

Elementary	850
Junior High	1500
High School	3500



LONG-RANGE FACILITIES PLAN - OPINIONS OF PROBABLE COST



- Solutions are formalized
- Opinions of probable project costs
 - Right-sized square footage and programming
 - Appropriate unit costs
 - Contingency
 - On-site and off-site costs & soft costs
 - Furnishing fixtures
 - Equipment costs
 - Inflation

LONG-RANGE FACILITIES PLAN - OPINIONS OF PROBABLE COST

PROGRAM CONTINGENCY
allows for program development

ON-SITE CONTINGENCY
allows for detention, foundation,
topography

OFF-SITE CONTINGENCY
allows for road construction,
utility extension

FEES
based on percentage of
construction cost
All fees and permits required to produce
documents, design, reports and testing
to satisfy jurisdictional approval

FFE
based on percentage of
construction cost (averages 6-20%)

TECHNOLOGY
based on estimated average
for new construction

INFLATION
prediction based on contractor input,
the AGC, historical avgs

Description		2024 Unit Cost Baseline			
Construction Cost					
Building Renovations					
Renovate & Expand Administration	2,500	SF	\$300	\$	750,000
Renovate & Expand Cafeteria	4,622	SF	\$175	\$	808,850
Interior Refresh (paint, flooring, lighting)	1	LS	\$4,200,000.00	\$	4,200,000
Program Contingency			1%	\$	57,589
On-site Contingency			2%	\$	115,177
Off-site Contingency			0%	\$	0
Subtotal				\$	5,181,616
Contingency/Allowance					
Owner's Betterment			2%	\$	103,632
Contractor's Contingency			2%	\$	103,632
Subtotal				\$	207,265
Professional Fee					
(Includes cost, fees, tests and studies required to satisfy all governing authorities and codes)					
Site Survey					
Subsurface Utility Engineering (SUE)					
Geotechnical Engineering					
Architectural/ Engineering - Building					
TDLR/ Architectural Barriers / TAS / ADA					
Food Service Consultant					
On-Site Civil Engineering					
Material Testing					
HVAC Test and Balance					
Plan Review Fees					
Subtotal			12%	\$	646,666
Fixtures, Furniture and Equipment (FF&E)			6%	\$	323,333
Technology			4%	\$	215,555
TOTAL PROJECT COST (2024)					\$6,574,434

SQUARE FOOTAGE
program driven

UNIT COSTS
defined by local market,
similar building comparisons

OWNER'S BETTERMENT
to cover post-bid changes

CONTRACTOR CONTINGENCY
allows acceleration, scope gap

**TOTAL PROJECT COST
(IN TODAY'S DOLLARS)**
\$6,574,434

Year	Inflation Rate	Cost
2025	1 YEAR INFLATION @ 10%	\$7,231,877.12
2026	2 YEAR INFLATION @ 10%	\$7,955,064.83
2027	3 YEAR INFLATION @ 7%	\$8,511,919.37
2028	4 YEAR INFLATION @ 3.5%	\$8,809,836.55
2029	5 YEAR INFLATION @ 3.5%	\$9,118,180.83

LONG-RANGE FACILITIES PLAN

NEW ELEMENTARY SCHOOL NO.9

ESTIMATED BID YEAR: 2025

\$59,000,000

NEW ELEMENTARY SCHOOL NO.10

ESTIMATED BID YEAR: 2026

\$65,000,000



LONG-RANGE FACILITIES PLAN

NEW JUNIOR HIGH NO.3

ESTIMATED BID YEAR: 2027

\$156,000,000



LONG-RANGE FACILITIES PLAN

NEW HIGH SCHOOL NO.2

ESTIMATED BID YEAR: 2025

\$378,000,000



THANK YOU!



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Table Talk

(7 MINUTES TO DEVELOP A
TABLE QUESTION)



Q&A Process

(15 MINUTES TO ASK Q'S)



Long-Range Plan

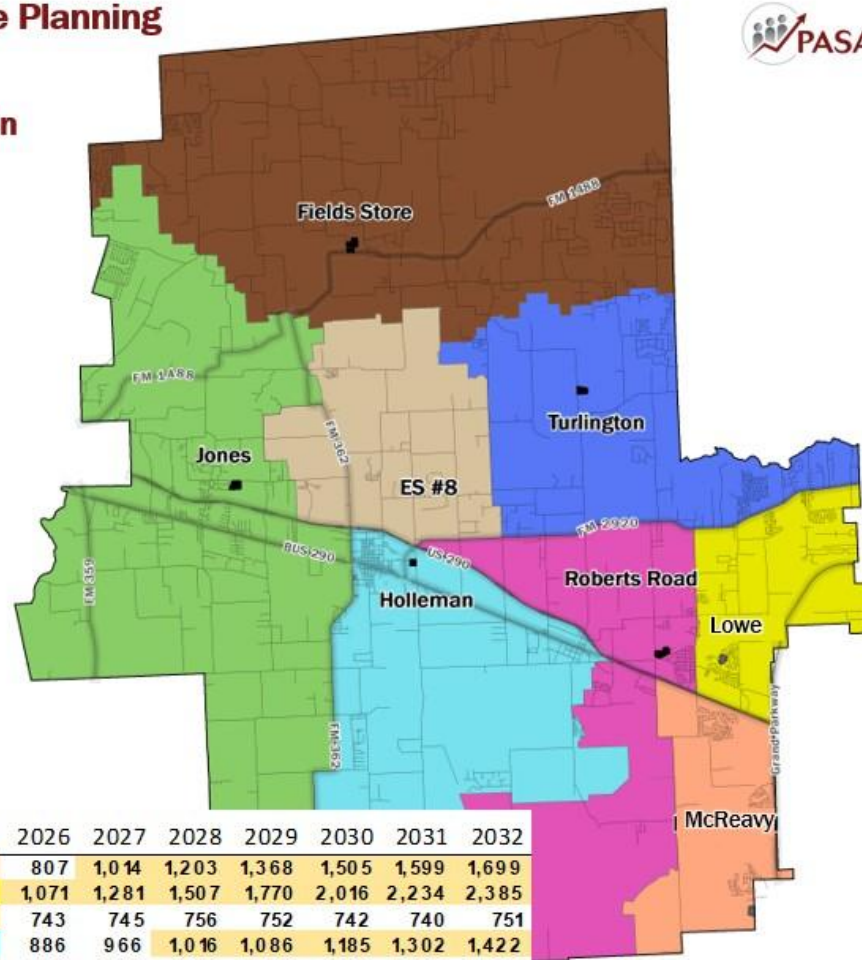
Kevin Moran - Superintendent

Elementary School Long-Range Planning



Projected Resident Elementary Student Population

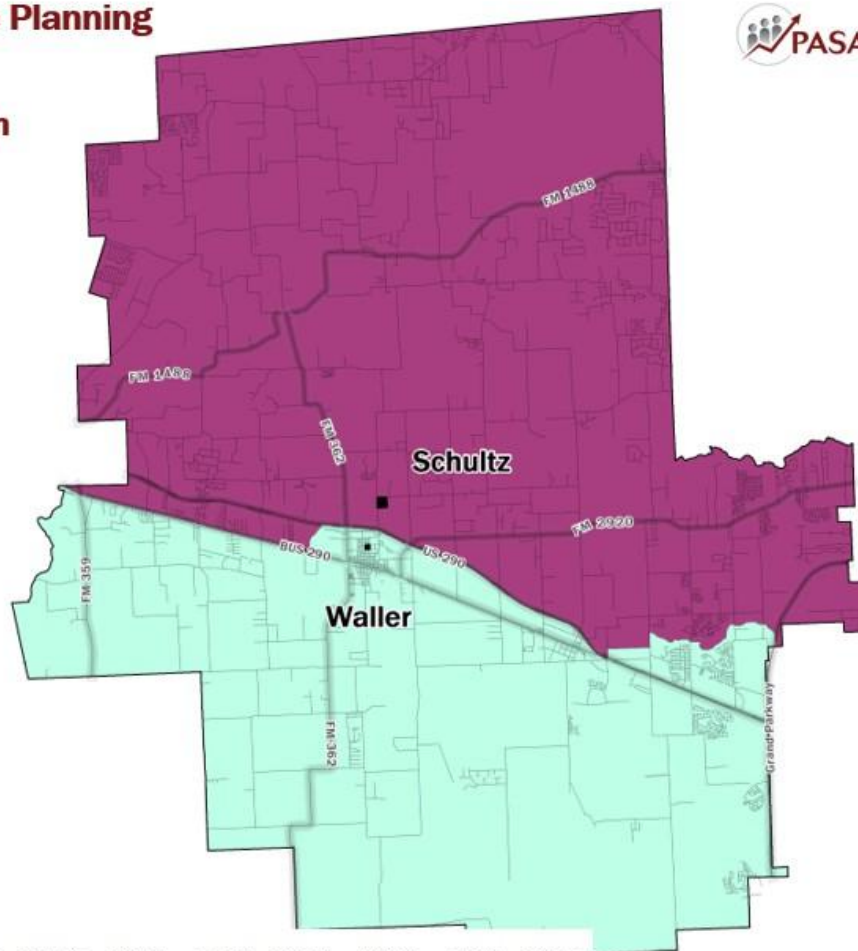
**Open ES #8
in Central Area
in 2026-27**



>120% capacity

2022-23 to 2032-33

Current Junior High Attendance Zones



	Current	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Schultz	1,104	1,058	1,100	1,219	1,440	1,729	2,009	2,320	2,639	2,957	3,275
Waller	922	952	1,082	1,233	1,398	1,595	1,848	2,083	2,346	2,536	2,741

>120% capacity

High School Long-Range Planning

	Current	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Students	2,641	2,918	3,121	3,370	3,606	4,010	4,611	5,289	6,143	7,072	8,050
Capacity	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500



HS #2

Future School Needs & PROJECTED Opening

	Aug. 2024	Aug. 2025	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030
Elementary	Lowe & McReavy	ES #8 (Under Construction)		ES #9	ES #10	ES #11	ES #12
Junior High						JH #3	
High School					HS #2		

Estimated Build Time:

Elementary - 16 months

Junior High - 2 years

High School - 3 years

Land & Buses

Item	Description	Amount
Buses	Approximately 30 buses to replace aging fleet and to accommodate for growth.	\$4,500,000
Land	Pursue acreage opportunities for additional high school, junior high, and elementary sites.	\$40,000,000

Student & Teacher Devices Overview

Shane Bayles - Director of Technology

STUDENT/TEACHER DEVICES - Where We Are

	Purchase Year	Recommended Replacement Year	# of Devices	Total Inventory
<u>Student Chromebooks</u> 1:1 - 1st-12th Grade	2019	2024	344	10,558
	2020	2025	3,165	
	2021	2026	1,857	
	2022	2027	5,192	
<u>Student iPads Small Class Sets for Pre-K</u> 1:1 for Kinder	2017	2024	158	1,348
	2020	2027	551	
	2022	2029	639	
Teacher Devices	2019	2024	110	778
	2020	2025	260	
	2021	2026	33	
	2022	2027	375	

What Are We Doing With Them?

Waller ISD Has Made Major Investments Towards Digital Learning

- Comprehensive Learning Management System
- Integration across all Core Subject Areas
- Fine arts
- CTE Programs
- Interventions
- Special Education
- Bilingual Education
- Credit Recovery
- Academic UIL
- State and Local Testing
- Online State Textbook Adoptions
- Equal Opportunity
- Robust Safety Controls
- Asset Tracking and Monitoring Systems

	Replacement Cycle	Devices Needed
Chromebooks 1:1 - 1st-12th Grade Students	5 Years	16,245
iPads 1:1 Kinder and Small Class sets for Pre-K	7 Years	1,747
Current Teacher Devices	5 Years	1,200

**Total
Devices
Needed
19,192**

Amount for Student & Teacher Devices Proposition: **\$11,000,000**

- Planned through 2029
- Provides devices for replacement cycle AND growth
- Purchases would be staggered as needed
- Amount includes device processing, licensing fees, extended warranty, inflation, etc.

Table Talk

(7 MINUTES TO DEVELOP A
TABLE QUESTION)



Q&A Process



NEXT MEETING INFORMATION

Thursday, April 25

5 p.m. Dinner

5:30 p.m. - 8 p.m. Meeting

