

MARCH 6, 2025

FACILITY PLANNING COMMITTEE

MAGNOLIA ISD | MEETING NO. 3



WELCOME FROM YOUR SUPERINTENDENT



Jason Bullock
Superintendent



EDUCATIONAL PLANNER & FACILITATOR



Kevin Worthy

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MEET OUR EXPERTS & PARTNERS



AGENDA

WELCOME

Review Norms & Schedule

Facility and Operational Needs
Assessment

Capital Improvements

Operational Needs

Land Acquisition

Closing



NORMS AND PROCESS OVERVIEW



HOUSEKEEPING

All meetings will begin at 6:00 pm with Dinner at 5:30 pm.

All relevant materials and information will be distributed to you as handouts.

Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.

The Magnolia ISD Leadership Team is here to serve you and to be a resource.

Ask questions.

Your attendance at every meeting will help 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 and learn

Engage in the entire meeting

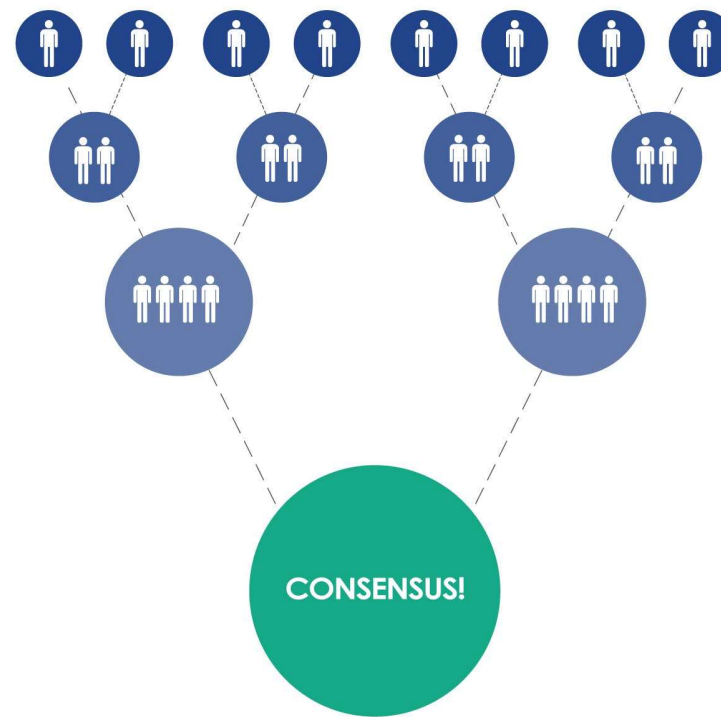
Q&A PROCESS

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.



CONSENSUS BUILDING MODEL



MEETING OVERVIEW



VLK



MEETING OVERVIEW

Meeting #1 - February 13, 2025

Committee Introductions
State of the District
Prior Bond Updates
Charge from Board President

Meeting #2 - February 27, 2025

Review Process, Norms and Schedule
Demographic Report
Financial Report

Meeting #3 - March 6, 2025

Facility Needs Assessment
Operations - Buses
Land Acquisition

Meeting #4 - March 27, 2025

Priority List with Cost and Timelines
Financial Advisor - Bonding Capacity
Table Discussion over Priority Worksheet

Meeting #5 - April 24, 2025

Deliberation and Consensus with CoVoice
SWOT analysis



FACILITY NEEDS ASSESSMENT

CAPITAL IMPROVEMENTS



Tim Bruner



Charles Johnson



MISD FACILITIES UPDATE

What is the State of our District Facilities? – Recent Bond Programs in 2015 and 2022 have provided funding for new ground-up schools, new auxiliary facilities, renovations and facility upgrades to existing schools.

- **New Schools** - Magnolia IS, Bear Branch IS, Audubon ES, Parkway IS, and Parkway JH
- **Auxiliary Facilities** – Event Center, New Event Building
- **Renovations** – Magnolia JH, Bear Branch JH, Magnolia ES, Williams ES
- **Facility Upgrades** – affects ALL schools



2015 BOND RENOVATIONS

- **Magnolia JH and Bear Branch JH** – These projects included renovations to the athletic facilities, fine arts, classrooms, common areas, restrooms and locker rooms.
- **Williams Elementary** – This project included a new cafeteria, new fine arts classrooms and a new library. This project was completed over the Summers of 2016 and 2017.
- **Magnolia Elementary** – This project included renovations to classrooms, the library and administration. Construction took place during summers in 2016, 2017 and 2018.



2015 BOND FACILITY UPGRADES - \$7,000,000

- **MEP** – Building Automation System (BAS – HVAC) upgrades throughout the District. New HVAC chillers at 5 campuses. Emergency generators at both high schools and the ESC.
- **Building Envelope** – New roof at Magnolia ES and partial roofing replacement at Magnolia JH.
- **Building Interior** – New gym floors at most elementary schools. New interior flooring in most Admin areas.



2022 FACILITY UPGRADES - \$10,000,000

Site

- Asphalt Paving Repairs at Magnolia JH, Magnolia Intermediate and Transportation West.
- Concrete Repairs at Transportation East.



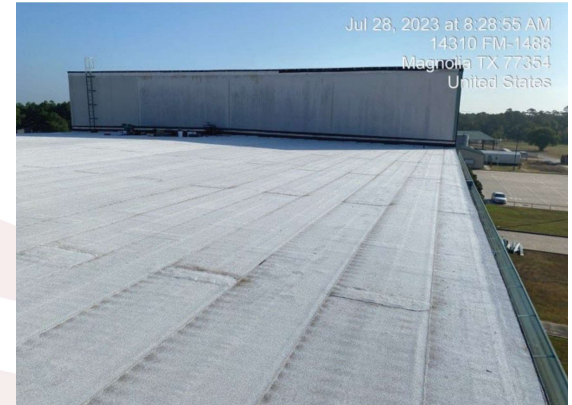
MEP

- Replaced four (4) HVAC chillers – one at Bear Branch ES, one at Magnolia Parkway, and two at Bear Branch JH.
- Refurbished cooling towers and replace chilled water pumps at both high schools.
- Replaced old HVAC equipment that utilized R22 refrigerant in both split systems and roof-top-units (RTU's) at Magnolia JH and Magnolia ES.



Building Envelope

- Replaced roofing over portions of Magnolia JH, Magnolia HS and Williams ES. Future Bond Programs should include Smith ES, Nichols Sawmill ES, and Bear Branch ES.
- Replaced exterior doors at Magnolia HS and Magnolia ES, and as-needed at other campuses for security reasons.



Building Interior

- Replaced flooring in classrooms and corridors at Nichols Sawmill ES and Bear Branch ES.
- Created Security Vestibules, provided updated access control, and installed bullet-resistant film at building entrances.



FACILITY CONDITIONS

PRIORITY CODES

PRIORITY	DESCRIPTION
1	MUST DO: Legal, Safety Reasons or Critical Replacements - Life Expectancy 0 – 2 years. Deficiencies or conditions that directly affect the school's ability to remain open, or deliver the educational curriculum . FAIR - SHOULD DO: Curricular, Instructional, Program Needs & System Replacements - Life Expectancy 2 – 3 years.
2	These items are needs that are necessary to the mission of the school, but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility including additions, site improvements and improvements related to the educational curriculum.
3	GOOD - WOULD LIKE TO DO: Curricular, Instructional, Program Needs & System Replacements - Life Expectancy 3 – 5 years. Items or systems which are likely to require attention within the next five years, or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality.
4	FUTURE CONSIDERATION: Not to be addressed with bond funding at this time - Life Expectancy 10 plus years.
M	MAINTENANCE ITEM: To be addressed with Maintenance or Other Funding Sources.

MAGNOLIA ISD PRIMARY SCHOOLS

School	Yr Blt	Sq. Ft.	Roof Age	Roof Type	Roof Cond.	A/C Units	A/C Cond.	Last Renovation
Magnolia Elementary	1970	76,155	8	*BUR	Good	RTU's	Fair	2016
Willie Williams Elementary	1982	93,045	2	*BUR/ Single Ply	Good	*CW	Fair	2016/17
JL Lyons Elementary	1993	95,197	11	*BUR	Good	*CW	Fair	2013/14
Cedric Smith Elementary	2000	89,722	25	*BUR	Fair	*CW	Good	*PM Only
Bear Branch Elementary	2002	98,873	23	*BUR	Fair	*CW	Good	2024 Flooring
Nichols Sawmill Elementary	2002	98,873	23	*BUR	Fair	*CW	Good	2023 Flooring
Ellisor Elementary	2005	98,870	20	*BUR	Good	*CW	Good	*PM Only
Magnolia Parkway Elementary	2008	98,870	17	*BUR	Good	*CW	Good	*PM Only
Audubon Elementary	2024	106,811	New	*BUR	New	Split	Good	New

PM – Priority Maintenance

BUR – Built-Up Roofing

CW – Chilled Water



MAGNOLIA ISD SECONDARY SCHOOLS

School	Yr Blt	Sq. Ft.	Roof Age	Roof Type	Roof Cond.	A/C Units	A/C Cond.	Last Renovation
Magnolia JR High	1978	211,801	Varies	*BUR	Fair	RTU's	Fair	2016/17
Bear Branch JR High	1994	168,568	3	Shingle	Good	*CW	Fair	2016/17
Parkway JR High	2025	186,643	New	*BUR	Good	Split	Good	New
Magnolia Intermediate	2018	131,500	7	*BUR	Good	Split	Good	*PM Only
Bear Branch Intermediate	2018	128,719	7	*BUR	Good	Split	Good	*PM Only
Parkway Intermediate	2025	137,562	New	*BUR	Good	Split	Good	New
Magnolia High School	2001	380,019	24	*BUR	Fair	*CW	Fair	*PM Only
Natatorium	2003	26,206	5	Shingle	Good	*CW	Good	*PM Only
Magnolia West High School	2006	389,021	19	*BUR	Fair	*CW	Good	*PM Only
Todd Stephens Academy	2002	21,992	23	Metal	Good	Split	Good	2017 Addtn

PM – Priority Maintenance

BUR – Built-Up Roofing

CW – Chilled Water



MAGNOLIA ISD AUXILIARY FACILITIES

School	Yr Blt	Sq. Ft.	Roof Age	Roof Type	Roof Cond.	A/C Units	A/C Cond.	Last Renovation
Special Services	1937	87,960	5	Shingle	Good	Split	Good	2021
Transportation	1978	10,100	25+	Metal	Fair	Split	Good	2017
GESC Administrative Office	2006	30,000	19	*BUR	Fair	RTU's	Good	*PM Only
Event Center	2018	35,110	7	*BUR	Good	RTU's	Good	*PM Only
Event Building	2025	5,000	New	Metal	Good	Pack	Good	New

PM – Priority Maintenance

BUR – Built-Up Roofing

CW – Chilled Water



MISD FACILITIES UPDATE

The State of our District Facilities is Good – Why? Because recent Bond Programs have helped MISD keep up with growth by funding new schools, but it has also provided funding to cover big ticket items at our existing schools.

Magnolia ISD is currently developing a **Facilities Master Plan** that will provide information on all District facility needs in a five-year plan.



TABLE TALK



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OPERATIONS

TRANSPORTATION



Joe Dives, IV



Magnolia ISD Transportation

- 111 total routes
- 84 Regular Education
- 27 Special education
- 1.5 Million miles per year
- 8,000 Students per day



Magnolia ISD Transportation

- 2023 bus = \$7,000 a year to operate (fuel, parts, and labor)
- 2017 bus = \$12,500 a year to operate
- 2007 bus = \$19,500 a year to operate
- Industry standard (life of a bus) = 12 -15 years
- Industry standard = 250,000 miles*
- New bus 2007 – 2018 = \$95,000 - \$105,000
- New bus 2019 - 2025 = \$130,000 - \$165,000
- 25 HGAC buses
- Quality used buses



REGULAR ED BUSES

Year	Reg. Buses			2025			2026			2027
2001	1			Buses 20 Y/O and Older			Buses 20 Y/O and Older			Buses 20 Y/O and Older
2002	9			25			33			42
2004	5									
2005	10									
2006	8			Buses 15 - 19 Y/O			Buses 15 - 19 Y/O			Buses 15 - 19 Y/O
2007	9			25			17			8
2009	6									
2010	2									
2014	1			Buses 10 - 14 Y/O			Buses 10 - 14 Y/O			Buses 10 - 14 Y/O
2015	3			4			4			55
2017	15									
2019	3									
2020	7									
2021	6			0-99K MILES		45	100K-199K MILES		18	
2022	8									
2023	10			200K-299K MILES		36	300K-399K MILES		14	
2024	10									
Grand Total	113			400K+ MILES		0				

Key Factors

- Age of existing fleet
 - 65 of 151 buses over 15 years old
- Transport approximately 54% of students
 - Growth - Now 15,000 - 10 years 22,318*
 - 8,000 per day to 12,000 per day
 - 231 buses in our fleet (+80)
- Cost to operate older buses
 - \$7,000
 - \$12,500
 - \$19,500
- Buses vs buildings
- Takes 1 year from order to delivery of a bus



TABLE TALK



VLK

OFFER UP LIKES AND WISHES

PARKING LOT QUESTIONS





A group of approximately 12 women are posing for a photo outdoors. They are holding various signs, including one that says "2024 GRANT AWARDS" and another with the "me" logo. Some women are holding megaphones, and one is holding a pom-pom. They are all smiling and appear to be celebrating. The image has a red overlay.

NEXT STEPS

MEETING NO. 4 | MARCH 27, 2025

Magnolia Event Center

5:30 PM Dinner | 6:00 PM Meeting