Manor ISD

Citizens Facility Advisory Committee

June 9, 2026



Charmaine Albritton

Michelle Anderson

Neomia Bailey

Eric Cepeda

Sean Donnelly

Shanetra Fowler

Janie Guerrero

Martha Juarez

Dr. Jayme Mathias

Juanita Medina

Jeshua Medrano

Luis Montes

Keylan Morgan

Sam Samaripa

Jeremy Sheard

Nathaniel Thayer

Marlin Thomas

Jackie Williamson

Manor ISD - C-FAC Meeting Series



Citizens Facility Advisory Committee Chairs Meeting

- Review of June 2025 board presentation
- Update on Facilities Condition and Needs
- Planning for 2026 FAC meetings

Citizens Facility Advisory Committee Meeting #1

- Update on Enrollment
- Update on Facilities Condition and Needs
- Strategic Capital Projects Overview
- Pre-work for Project Prioritizations
- Field Trip (BTE)

Citizens Facility Advisory Committee Meeting #2

- Review: New Builds, Renovations, 18+ Farmhouse renovation and build out
- Review: Deferred Maintenance
- Review: Life Cycles / FFE
- Prioritization of Projects

CFAC - Advisory Presentation to MISD Board

- Manor ISD Citizens Facility Advisory Committee presentation and/or report to MISD Board of Trustees

Annual Construction Escalation

Update: May 2026

Large school bond programs in Central Texas (Austin ISD, Round Rock ISD, Leander ISD, Manor ISD, etc.) generally use:

- **4%–6% annual escalation** for future year construction estimates
- Higher escalation for:
  - HVAC/electrical-heavy projects
  - New Builds / Renovations - campuses
  - Projects delayed 2+ years
  - Infrastructure and sitework
- Lower escalation for:
  - Interior renovations
  - Small additions
  - Fast-track delivery (we don't do this, we design - bid - and then build)



BUSINESS

Construction Cost Inflation Slows in Q2 2025, RLB Report Shows

Rider Levett Bucknall's Q2 2025 report reveals construction cost inflation has eased to 4.4% year-over-year, offering more stable ground for budgeting and investment.

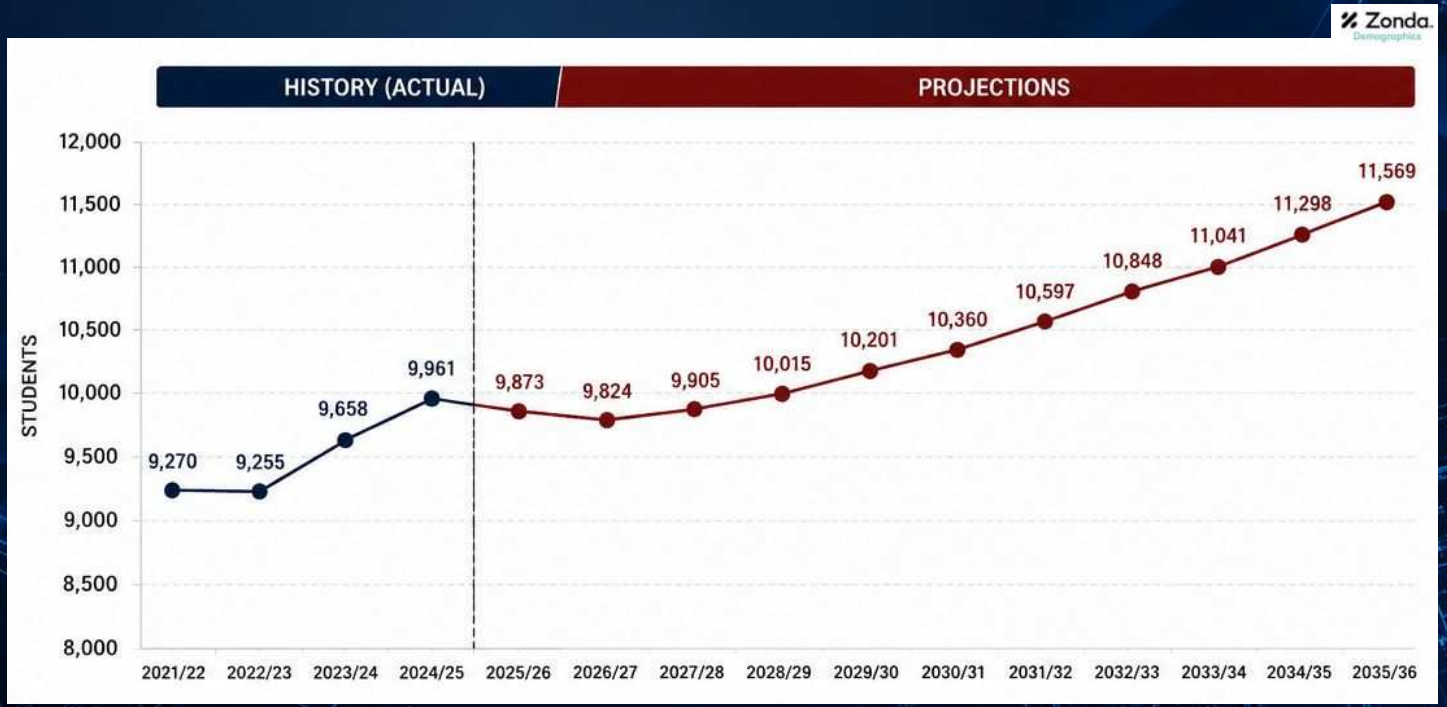
Jul 10, 2025

From Rider Levett Bucknall (RLB)

Construction cost inflation continues to cool, according to the Q2 2025 Quarterly Construction Cost Report from Rider Levett Bucknall (RLB). The report shows year-over-year cost growth dropped to 4.4% in April 2025, compared to 5.42% in the same period last year.

Enrollment & Demographics

Historical & Projected Enrollment



GROWTH 2024/25 – 2035/36

+1,608 STUDENTS

+16.1% GROWTH

Enrollment Projections

CAMPUS LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Campus	Capacity	Fall 2025/26	ENROLLMENT PROJECTIONS 2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Blake Manor Elementary	800	573	547	534	519	522	532	548	566	618	667	733
Bluebonnet Trail Elementary	750	586	590	594	609	624	626	624	632	642	656	666
Decker Elementary	550	332	338	366	396	427	464	498	532	532	539	539
Lagos Elementary	700	664	677	714	763	823	910	1,024	1,163	1,235	1,322	1,405
Manor Early Learning Center	704	0	0	0	0	0	0	0	0	0	0	0
Oak Meadows Elementary	670	450	426	417	415	424	421	430	425	426	423	421
Pioneer Crossing Elementary	650	532	524	529	532	530	537	532	529	526	522	519
Presidential Meadows Elementary	775	607	635	651	676	681	693	704	722	740	749	766
ShadowGlen Elementary	670	563	531	544	560	567	577	594	609	619	623	629
Manor Rise Academy (Kg - 5Th)	550	402	426	434	435	436	444	444	444	444	444	444
ELEMENTARY TOTALS	**7,539**	**4,709**	**4,694**	**4,783**	**4,905**	**5,034**	**5,204**	**5,398**	**5,622**	**5,782**	**5,945**	**6,122**
Elementary Absolute Change		122	-15	89	122	129	170	194	224	160	163	177
Elementary Percent Change		2.66%	-0.32%	1.90%	2.55%	2.63%	3.38%	3.73%	4.15%	2.85%	2.82%	2.98%
Decker Middle School	850	609	619	640	657	648	645	675	698	722	743	761
Manor Middle School	850	450	497	541	590	576	577	557	553	574	623	660
Manor New Tech Middle School	750	759	750	746	727	727	728	728	728	728	728	729
Manor Rise Academy (6Th-8Th)	300	255	259	259	259	259	259	259	259	259	259	259
MIDDLE SCHOOL TOTALS	**2,750**	**2,073**	**2,125**	**2,186**	**2,233**	**2,210**	**2,209**	**2,219**	**2,238**	**2,283**	**2,353**	**2,409**
Middle School Absolute Change		-17	52	61	47	-23	-1	10	19	45	70	56
Middle School Percent Change		-0.81%	2.51%	2.87%	2.15%	-1.03%	-0.05%	0.45%	0.86%	2.01%	3.07%	2.38%
Manor High School 9th Grade Center	1,400	501	579	541	572	590	566	574	582	577	591	613
Manor High School Complex	2,000	1,710	1,578	1,547	1,458	1,518	1,533	1,558	1,558	1,551	1,561	1,577
Manor New Tech High School	775	728	696	696	696	696	696	696	696	696	696	696
HIGH SCHOOL TOTALS	**4,175**	**2,939**	**2,853**	**2,784**	**2,725**	**2,805**	**2,795**	**2,828**	**2,836**	**2,824**	**2,848**	**2,886**
High School Absolute Change		-123	-86	-68	-59	79	-10	33	8	-12	24	38
High School Percent Change		-4.02%	-2.94%	-2.40%	-2.10%	2.90%	-0.34%	1.18%	0.28%	-0.41%	0.85%	1.32%
Manor Excel Academy	240	152	152	152	152	152	152	152	152	152	152	152
ALTERNATIVE CAMPUS TOTALS	**240**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**
DISTRICT TOTALS	**14,704**	**9,873**	**9,824**	**9,905**	**10,015**	**10,201**	**10,360**	**10,597**	**10,848**	**11,041**	**11,298**	**11,569**
District Absolute Change		-8	-49	82	110	185	159	237	251	193	257	271
District Percent Change		-0.08%	-0.50%	0.83%	1.12%	1.85%	1.56%	2.29%	2.37%	1.78%	2.33%	2.39%

Green = w/in 5% of Capacity; Yellow = Over Capacity

Utilization Projections

Campus	Capacity	Fall 2025/26	CAMPUS UTILIZATION 2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Blake Manor Elementary	800	72%	68%	67%	65%	65%	67%	69%	71%	77%	83%	92%
Bluebonnet Trail Elementary	750	78%	79%	79%	81%	83%	83%	83%	84%	86%	87%	89%
Decker Elementary	550	60%	61%	67%	72%	78%	84%	91%	97%	97%	98%	98%
Lagos Elementary	700	95%	97%	102%	109%	118%	130%	146%	166%	176%	189%	201%
Manor Early Learning Center	704	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Oak Meadows Elementary	670	67%	64%	62%	62%	63%	63%	64%	63%	64%	63%	63%
Pioneer Crossing Elementary	650	82%	81%	81%	82%	82%	83%	82%	81%	81%	80%	80%
Presidential Meadows Elementary	775	78%	82%	84%	87%	88%	89%	91%	93%	95%	97%	99%
ShadowGlen Elementary	670	84%	79%	81%	84%	85%	86%	89%	91%	92%	93%	94%
Wildhorse Elementary	720	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Manor Rise Academy (Kg - 5Th)	550	73%	77%	79%	79%	79%	81%	81%	81%	81%	81%	81%
ELEMENTARY TOTALS	**7,539**	62%	62%	63%	65%	67%	69%	72%	75%	77%	79%	81%
Decker Middle School	850	72%	73%	75%	77%	76%	76%	79%	82%	85%	87%	90%
Manor Middle School	850	53%	58%	64%	69%	68%	68%	66%	65%	68%	73%	78%
Manor New Tech Middle School	750	101%	100%	99%	97%	97%	97%	97%	97%	97%	97%	97%
Manor New Rise Academy (6Th-8Th)	300	85%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%
MIDDLE SCHOOL TOTALS	**2,750**	75%	77%	79%	81%	80%	80%	81%	81%	83%	86%	88%
Manor High School 9th Grade Center	1,400	36%	41%	39%	41%	42%	40%	41%	42%	41%	42%	44%
Manor High School Complex	2,000	86%	79%	77%	73%	76%	77%	78%	78%	78%	78%	79%
Manor New Tech High School	775	94%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
HIGH SCHOOL TOTALS	**4,175**	70%	68%	67%	65%	67%	67%	68%	68%	68%	68%	69%
Manor Excel Academy	240	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%
ALTERNATIVE CAMPUS TOTALS	240	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%
DISTRICT TOTALS	**14,704**	67%	67%	67%	68%	69%	70%	72%	74%	75%	77%	79%

Lottery-Based Choice School

Lottery-Based Choice School

MISD Elementary Campus Utilization Overview

MISD Campus Utilization Rates

Campus	Capacity Administration (Shared with Board in Nov 2023)	Enrollment as of: 04/25/25	Current Capacity Utilization Rate	Demographer Projected Enrollment SY: 2025-26	Projected 2025-26 Capacity Utilization Rate
Blake Manor Elementary	800	605	76%	585	73%
Bluebonnet Trail Elementary	750	599	80%	603	80%
Decker Elementary (75,000 sq/ft +*)	550	368	67%	374	68%
Lagos Elementary	700	670	96%	670	96%
Manor Early Childhood Center (77,000 sq/ft +*)	700	0	0%	0	0%
Oak Meadows Elementary (81,000 sq/ft + *)	670	487	73%	470	70%
Pioneer Crossing Elementary	650	529	81%	563	87%
Presidential Meadows Elementary (84,800 sq/ft +*)	775	601	78%	685	88%
Shadow Glen Elementary	670	651	97%	635	95%
Decker Middle	850	632	74%	606	71%
Manor Middle (136,870 sq/ft +*)	850	575	68%	510	60%
New Tech Middle	750	742	99%	743	99%
Manor Excel Academy (6 Buildings)	300	0	0%	0	0%
New Tech High School (91,000 sq/feet + *)	660	609	92%	641	97%
Manor High School (273,875 sq/feet + *)	1,400	879	63%	615	44%
Senior High School (245,520 sq/feet + *)	2,000	865	43%	1758	88%
--> Combining MSHS and MECH sq footage to one building 2025-26	-				
Manor Rise Academy [new 50% 2023-24]	850	514	60%	631	74%
Manor Early College High School [~85,000/sq-feet]	800	608	76%	0	0%
Wildhorse Elementary [MEA/MAP/CDC]	720	156	22%	148	21%
TOTALS:		10,090		10,237	

As of
April 25, 2025

MISD Campus Utilization Rates

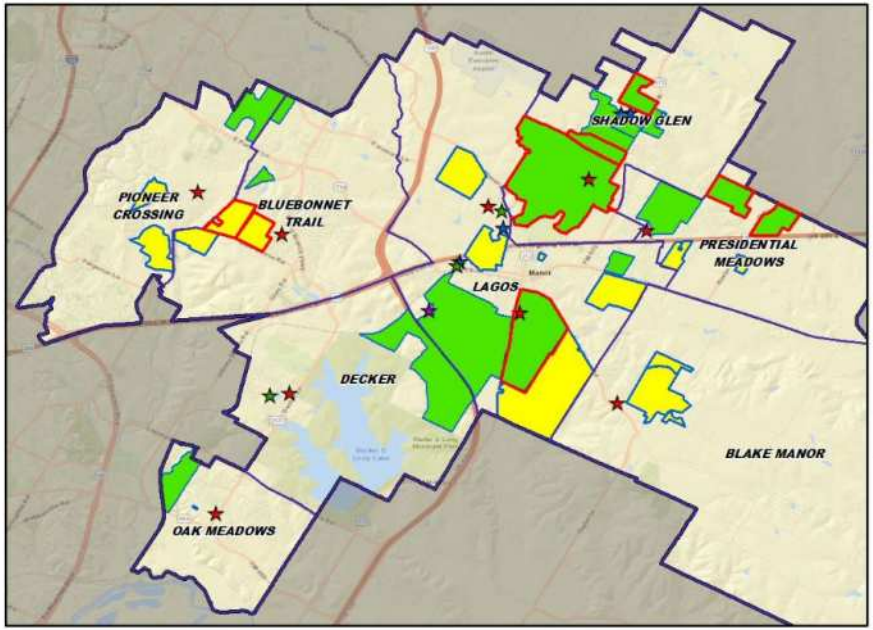
Campus	Capacity Administration	Enrollment as of: 05/18/26	Current Capacity Utilization Rate	Demographer Projected Enrollment SY: 2026-27	Projected 2026-27 Capacity Utilization Rate
Blake Manor Elementary	800	575	72%	547	68%
Bluebonnet Trail Elementary	750	592	79%	590	79%
Decker Elementary (75,000 sq/ft +*)	550	341	62%	338	61%
Lagos Elementary	700	684	98%	677	97%
Manor Early Childhood Center (77,000 sq/ft +*)	700	0	0%	0	0%
Oak Meadows Elementary (81,000 sq/ft + *)	670	454	68%	426	64%
Pioneer Crossing Elementary	650	562	86%	524	81%
Presidential Meadows Elementary (84,800 sq/ft +*)	775	623	80%	635	82%
ShadowGlen Elementary	670	576	86%	531	79%
Decker Middle	850	615	72%	619	73%
Manor Middle (136,870 sq/ft +*)	850	478	56%	497	58%
New Tech Middle	750	748	100%	750	100%
Manor Excel Academy (6 Buildings)	300	0	0%	0	0%
New Tech High School (91,000 sq/feet + *)	800	664	83%	775	97%
Manor High School 9th grade (273,875 sq/feet + *)	1,400	500	36%	579	41%
Manor High School (245,520 sq/feet + *)	2,000	1685	84%	1,578	79%
--> Combining MSHS and MECH sq footage to one building 2025-26	-				
Manor Rise Academy [new 50% 2023-24]	850	638	75%	685	81%
Manor Early College High School [~85,000/sq-feet]	800	0	0%	0	0%
Wildhorse Elementary [MEA/MAP/CDC]	720	115	16%	152	21%
TOTALS:		9,850		9,903	

As of
May 18, 2026

MISD Growth

District Future Housing Overview

Zonda. Demographics



District Future Housing Overview

- The district has 20 active subdivisions with approximately 100 homes under construction and over 2,130 lots ready to be built on
- Within MISD there are currently 22 potential future subdivisions totaling approximately 11,500 single family lots

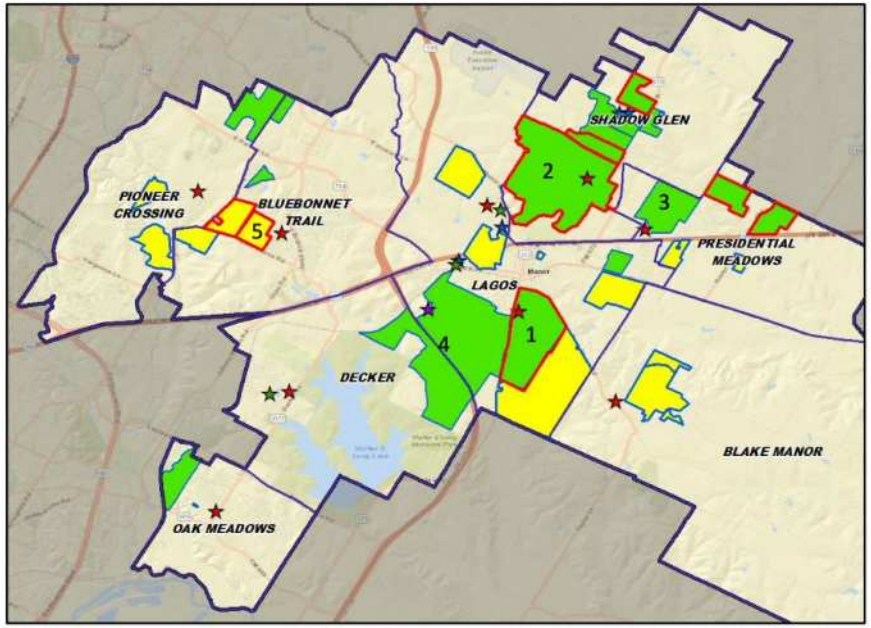
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

MISD Growth

Active Subdivisions

Zonda. Demographics



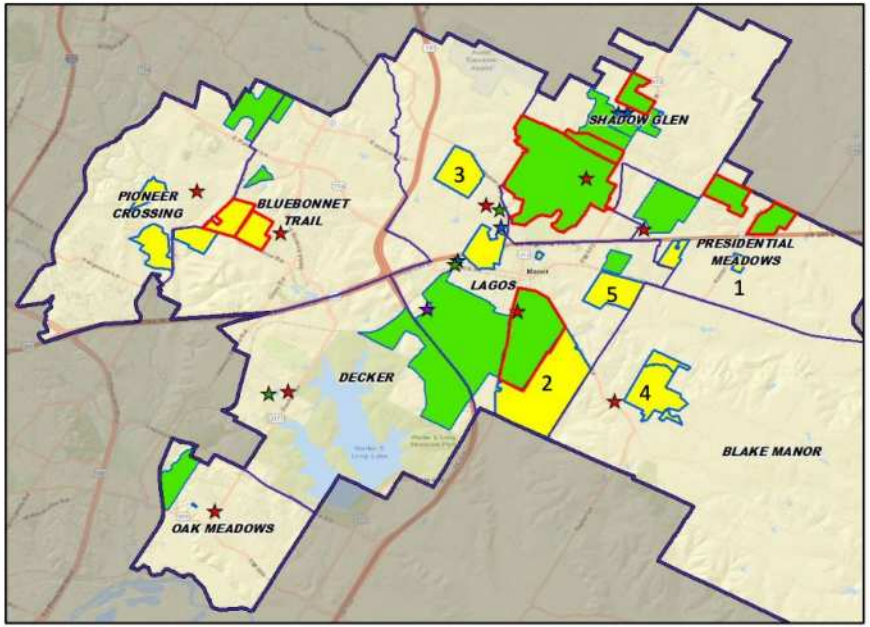
Top Active Subdivisions

1. Lagos – 2,127 lots - 1% completed
2. Shadow Glen – 1,542 lots – 33% completed
3. Presidential Meadows – 1,289 lots – Built Out
4. Wildhorse – 1,168 lots – 3% completed
5. Evelyn – 1,121 lots – 0 homes completed

MISD Growth

Future Subdivisions

Zonda Demographics



Top Future Subdivisions

1. Manor Springs – 3,900 lots
2. Eastwood – 2,339 lots
3. Two Creeks Crossing – 1,112 lots
4. Hidden Lakes Estates – 1,039 lots
5. Estates of Bell Farms – 560 lots

MISD Growth

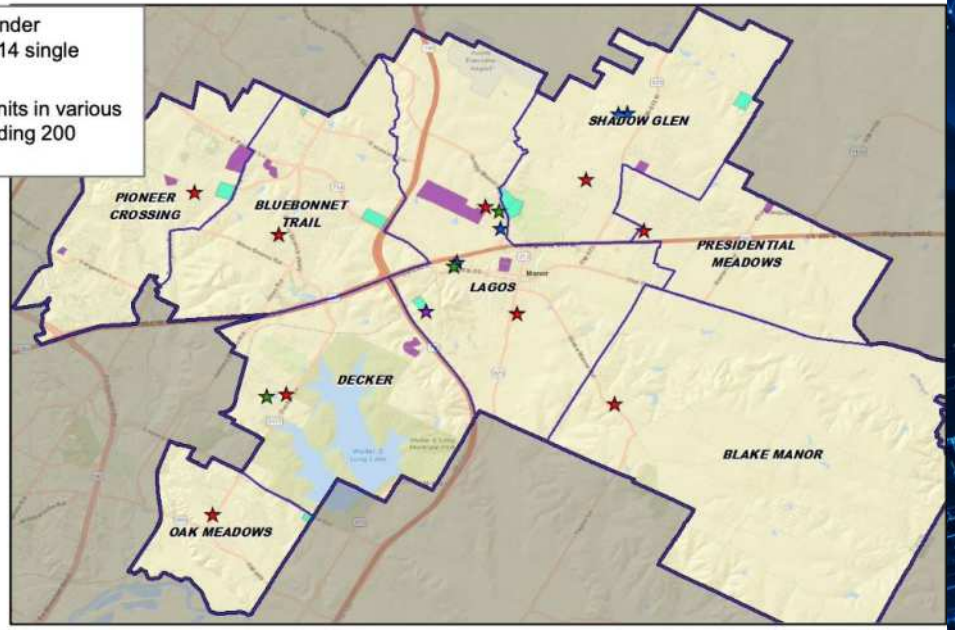
Multifamily Overview

District Multifamily Overview

Multifamily Housing

Zonda. Demographics

- There are roughly 3,100 multifamily units under construction across the district, including 314 single family rental units
- There are nearly 2,400 future multifamily units in various stages of planning across the district, including 200 manufactured homesites



MISD Growth

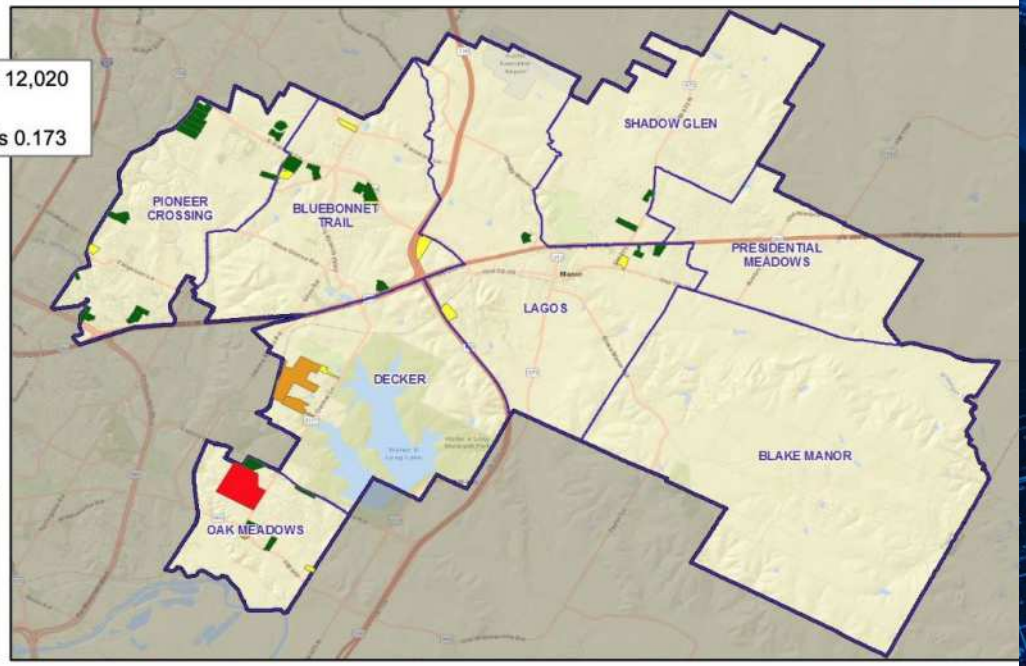
Multifamily Yield Analysis

District Multifamily Yield Analysis

Multifamily Housing

Zonda. Demographics

- There are 2,076 students residing in 12,020 total multifamily units.
- The overall district multifamily yield is 0.173



MISD Growth

Key Takeaways

Key Takeaways

Zonda Demographics

District Information -



Manor ISD enrollment increased by **635 students over the last 5 years**. The District has seen enrollment fall this 2025-26 school year by **84 students**.

Housing Market Conditions -



The Austin regions new housing rate continues to decline driven by affordability issues and low consumer confidence. Manor ISD's new housing rates are behind 2025 rates during this same time in both annual new home starts and closings.

Housing Activity & Future Developments -



The district currently has approximately **270 homes in active inventory**, 2,130 lots available to build on, and roughly 18,000 lots planned in the future.

Enrollment Forecast -



Manor ISD's Enrollment is forecasted to exceed **10,300 students** by the 2030/31 school year, and approach **11,600 students** by the 2035/36 school year.

Deferred Maintenance

Ten Year Capital Need by Campus

	Sqft.	Replacement Cost	Capital Need by Year										
			2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Elementary Campuses													
Blake Manor Elementary School	82,925	$63.1M	$748.8K	$1.5M	$8.7K	$1.4M	$152.3K	$2.9M	$6.4M	$0.0K	$506.8K	$0.0K	$1.3M
Bluebonnet Trail Elementary School	76,198	$56.6M	$10.2M	$490.7K	$981.6K	$0.0K	$2.3M	$927.1K	$2.0M	$719.4K	$572.8K	$530.9K	$185.1K
Decker Elementary School	83,914	$60.3M	$3.6M	$376.1K	$107.1K	$338.5K	$6.3M	$1.3M	$2.2M	$56.4K	$162.8K	$1.2M	$2.2M
Lagos Elementary School	117,434	$85.4M	$333.2K	$0.0K	$0.0K	$0.0K	$0.0K	$24.8K	$672.3K	$84.5K	$0.0K	$362.2K	$290.1K
Oak Meadows Elementary School	137,366	$93.7M	$579.6K	$360.1K	$163.4K	$2.3M	$70.3K	$654.1K	$740.9K	$2.7M	$7.0M	$0.0K	$939.9K
Pioneer Crossing Elementary School	116,554	$83.3M	$771.6K	$772.8K	$1.2M	$673.2K	$2.0M	$0.0K	$205.0K	$90.2K	$2.3M	$5.6M	$479.6K
Presidential Meadows Elementary School	123,402	$87.1M	$48.0K	$0.0K	$2.8M	$397.5K	$951.4K	$24.8K	$4.7M	$6.9M	$0.0K	$751.0K	$304.8K
Shadowglen Elementary School	137,623	$96.7M	$316.0K	$0.0K	$48.0K	$211.2K	$32.8K	$789.3K	$0.0K	$1.1M	$0.0K	$0.0K	$1.9M
Wildhorse Elementary School	95,000	$86.3M	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$151.4K	$0.0K
Middle School / K-8 Campuses													
Manor Rise Academy	190,000	$126.2M	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$221.3K	$0.0K	$2.9M
Decker Middle School	126,393	$86.5M	$481.8K	$72.0K	$32.0K	$1.4M	$0.0K	$1.9M	$397.2K	$2.8M	$9.4M	$0.0K	$933.4K
Manor Middle School	136,870	$102.4M	$1.1M	$2.3M	$1.7M	$3.4M	$2.1M	$540.0K	$11.5M	$54.4K	$1.0M	$260.7K	$4.2M
Manor New Tech Middle School	185,592	$128.8M	$502.0K	$0.0K	$710.4K	$0.0K	$0.0K	$24.8K	$0.0K	$981.7K	$0.0K	$1.6M	$1.1M
High School Campuses													
Manor Early College High School	173,750	$134.7M	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$108.4K	$0.0K	$2.1M
Manor High School	493,417	$333.8M	$5.4M	$4.1M	$10.9M	$6.2M	$4.7M	$4.1M	$3.5M	$2.4M	$8.5M	$4.2M	$7.3M
Manor New Tech High School	127,939	$89.8M	$1.1M	$529.7K	$2.0M	$356.2K	$897.5K	$443.6K	$1.7M	$4.2M	$228.8K	$1.0M	$887.1K
Manor Senior High School	411,347	$318.4M	$0.0K	$0.0K	$0.0K	$0.0K	$41.9K	$2.4M	$30.3K	$400.0K	$837.4K	$600.0K	$2.7M
Admin / Districtwide													
Admin Building	55,934	$32.3M	$93.1K	$0.0K	$20.8K	$0.0K	$2.2M	$223.0K	$65.7K	$0.0K	$2.4M	$2.0M	$961.1K
Maintenance	17,890	$10.4M	$779.8K	$0.0K	$88.8K	$466.2K	$183.4K	$84.5K	$0.0K	$0.0K	$550.6K	$23.4K	$201.5K
Manor Elementary Early Learning Center	90,051	$65.1M	$2.3M	$40.0K	$404.0K	$656.0K	$15.4K	$540.7K	$4.1M	$877.5K	$212.7K	$231.5K	$93.4K
Manor Excel Academy High School	84,027	$67.7M	$5.4M	$1.7M	$2.5M	$1.4M	$1.2M	$2.3M	$816.2K	$678.4K	$1.8M	$1.4M	$988.3K
MISD Police Department	11,507	$9.2M	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$91.2K	$0.0K	$0.0K	$106.0K	$0.0K	$203.6K
New Transportation	40,000	$26.6M	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$0.0K	$46.6K	$0.0K	$616.8K
Transportation	12,557	$6.7M	$217.3K	$187.5K	$59.2K	$0.0K	$363.9K	$369.2K	$21.4K	$80.5K	$16.3K	$185.4K	$296.2K
Grand Total	**3,127,690**	**$2,250.9M**	**$25.2M**	**$10.5M**	**$20.7M**	**$16.6M**	**$19.5M**	**$16.1M**	**$34.1M**	**$22.5M**	**$31.0M**	**$16.2M**	**$29.8M**

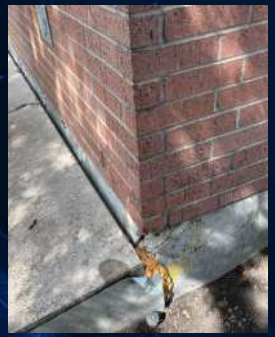
Facility Condition Assessment

Facility Condition Index by Year

	Replacement Cost	Facility Condition Index by Year										
		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Elementary Campuses												
Blake Manor Elementary School	$63.1M	1%	4%	4%	6%	6%	11%	21%	21%	22%	22%	24%
Bluebonnet Trail Elementary School	$56.6M	18%	19%	21%	21%	25%	26%	30%	31%	32%	33%	33%
Decker Elementary School	$60.3M	6%	7%	7%	7%	18%	20%	24%	24%	24%	26%	29%
Lagos Elementary School	$85.4M	0%	0%	0%	0%	0%	0%	1%	1%	1%	2%	2%
Oak Meadows Elementary School	$93.7M	1%	1%	1%	4%	4%	4%	5%	8%	16%	16%	17%
Pioneer Crossing Elementary School	$83.3M	1%	2%	3%	4%	6%	6%	7%	7%	10%	16%	17%
Presidential Meadows Elementary School	$87.1M	0%	0%	3%	4%	5%	5%	10%	18%	18%	19%	19%
Shadowglen Elementary School	$96.7M	0%	0%	0%	1%	1%	1%	1%	3%	3%	3%	5%
Wildhorse Elementary School	$86.3M	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Middle School / K-8 Campuses												
Manor Rise Academy	$126.2M	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%
Decker Middle School	$86.5M	1%	1%	1%	2%	2%	5%	5%	8%	19%	19%	20%
Manor Middle School	$102.4M	1%	3%	5%	8%	10%	11%	22%	22%	23%	23%	28%
Manor New Tech Middle School	$128.8M	0%	0%	1%	1%	1%	1%	1%	2%	2%	3%	4%
High School Campuses												
Manor Early College High School	$134.7M	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%
Manor High School	$333.8M	2%	3%	6%	8%	9%	11%	12%	12%	15%	16%	18%
Manor New Tech High School	$89.8M	1%	2%	4%	4%	5%	6%	8%	13%	13%	14%	15%
Manor Senior High School	$318.4M	0%	0%	0%	0%	0%	1%	1%	1%	1%	1%	2%
Admin / Districtwide												
Admin Building	$32.3M	0%	0%	0%	0%	7%	8%	8%	8%	15%	22%	25%
Maintenance	$10.4M	8%	8%	8%	13%	15%	15%	15%	15%	21%	21%	23%
Manor Elementary Early Learning Center	$65.1M	4%	4%	4%	5%	5%	6%	12%	14%	14%	14%	15%
Manor Excel Academy High School	$67.7M	8%	10%	14%	16%	18%	21%	23%	24%	26%	28%	30%
MISD Police Department	$9.2M	0%	0%	0%	0%	0%	1%	1%	1%	2%	2%	4%
New Transportation	$26.6M	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%
Transportation	$6.7M	3%	6%	7%	7%	12%	18%	18%	19%	19%	22%	27%
Grand Total	**$2,250.9M**	**1%**	**2%**	**3%**	**3%**	**4%**	**5%**	**6%**	**7%**	**9%**	**9%**	**11%**

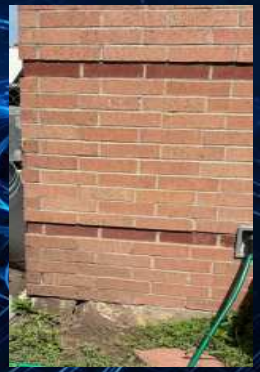
Facility Condition Assessment

BTE Assessments (May 2026)



Recent facility site walk assessments identify recurring, long-term issues at Bluebonnet Trail Elementary related to building systems, water intrusion, site and structural conditions, accessibility, and overall facility performance, consistent with concerns documented in a 2013 assessment and prompting evaluation of long-term facility viability and improvement options.

- **Significant building and site issues (water intrusion, drainage, structural movement, aging systems)**
- **Ongoing evaluation of long-term viability, including replacement options**








Facility Condition Assessment

BTE Assessments (May 2026)



Elementary Campus New Build

MISD - Educational Specifications

* 700 - 750 Students

For modern elementary schools:

130–160 GSF/student = efficient campus
150–170 GSF/student = typical new-build campus
170–190+ GSF/student = larger campus with extensive specials, collaboration spaces, and future

Enrollment	130 SF/Student	150 SF/Student	170 SF/Student
700	91,000 SF	105,000 SF	119,000 SF
750	97,500 SF	112,500 SF	127,500 SF

Capacity	Typical Building Size
600 Students	85,000 - 105,000 SF
700 Students	100,000 - 120,000 SF
750 Students	105,000 - 125,000 SF

Manor ISD

Next Bond Cycle

Project List Updates

More detailed information is being added to the project list.

- The expansion of Shadowglen Elementary School has been removed. Demographer reports show expansion at SGES can be deferred to a future bond.
- Long-Term Land Acquisition for future district needs.
- Expansion of MHS Special Education “Farmhouse @ MHS” 18+ Program
- The feasibility, cost, and long-term benefits of a possible Bluebonnet Trail Elementary renovation versus full replacement has been evaluated.

Capital Project Needs

Update: June 2026

Capital Projects

Project	Prop	Reason	SF	Potential Construction Timeline
Bluebonnet Trail Elementary Rebuild	A	Equity	110,000	18 Months, Ed Specs/Capacity @ 750 students
MSHS Wing	A	Safety & Efficiency	100,000	24 Months
MSHS Theatre Addition	A	Equity	20,000	24 Months
Decker Renovations and Upgrades	A	Equity	83,914	Two Summers or 12 months if we can swing students out
Blake Manor Renovations and Upgrades	A	Equity	76,198	Two Summers or 12 months if we can swing students out
MNTHS Expansions	A	Equity, Growth, & Safety and Efficiency	98,485	24 - 48 Months
All Other Deferred Maintenance and 5-Year Life-Cycle	A	Upgrade		Includes deferred maintenance and replacement of locks and access controls, HVAC, electrical, plumbing, lighting, roofing, flooring, building finishes, fire and life-safety systems, flatwork, roadways, parking lots, drainage infrastructure, fencing, playgrounds, and other facility and site improvements necessary to preserve district assets and maintain safe, functional learning environments
Renovation of "Farmhouse @ MHS" for Special Education 18+ program	A	Equity		
Additions on "Farmhouse @ MHS" for Special Education 18+ program	A	Equity		
Renovate MEELC for Admin and student programs	A	Equity, Growth, & Safety and Efficiency	76,198	12 Months
Renovate MHS for MEA (Only 20,000 SF) for WHES Future Opening	A	Growth	20,000	12 Months
Land Acquisition	A	Growth		
Bus and Fleet Replacement (18x buses @ $150K each, $1M for addition district vehicles)	A	Upgrade		
Safety Technology Upgrades (for safety and security upgrades)	A	Safety & Efficiency		Includes installation of a new Audio Enhancement Panic Alert system at all elementary schools, fencing enhancements at selected campuses, and camera upgrades across all elementary schools
Technology upgrades and devices	B	Technology devices		Technology devices, network infrastructure, PA systems, access control systems, camera systems, and WDS infrastructure, including ongoing maintenance, replacement, and sustainability efforts
Maintenance Building Expansion and Renovation	A	Growth		

High Schools and Elementary Campuses

Growth and Deferred Maintenance Needs

- Manor High School Complex
  - Master Planning
  - Adding square footage (wing)
  - Theatre addition
- Manor New Tech High School
  - Master Planning
  - Adding square footage
  - Renovations

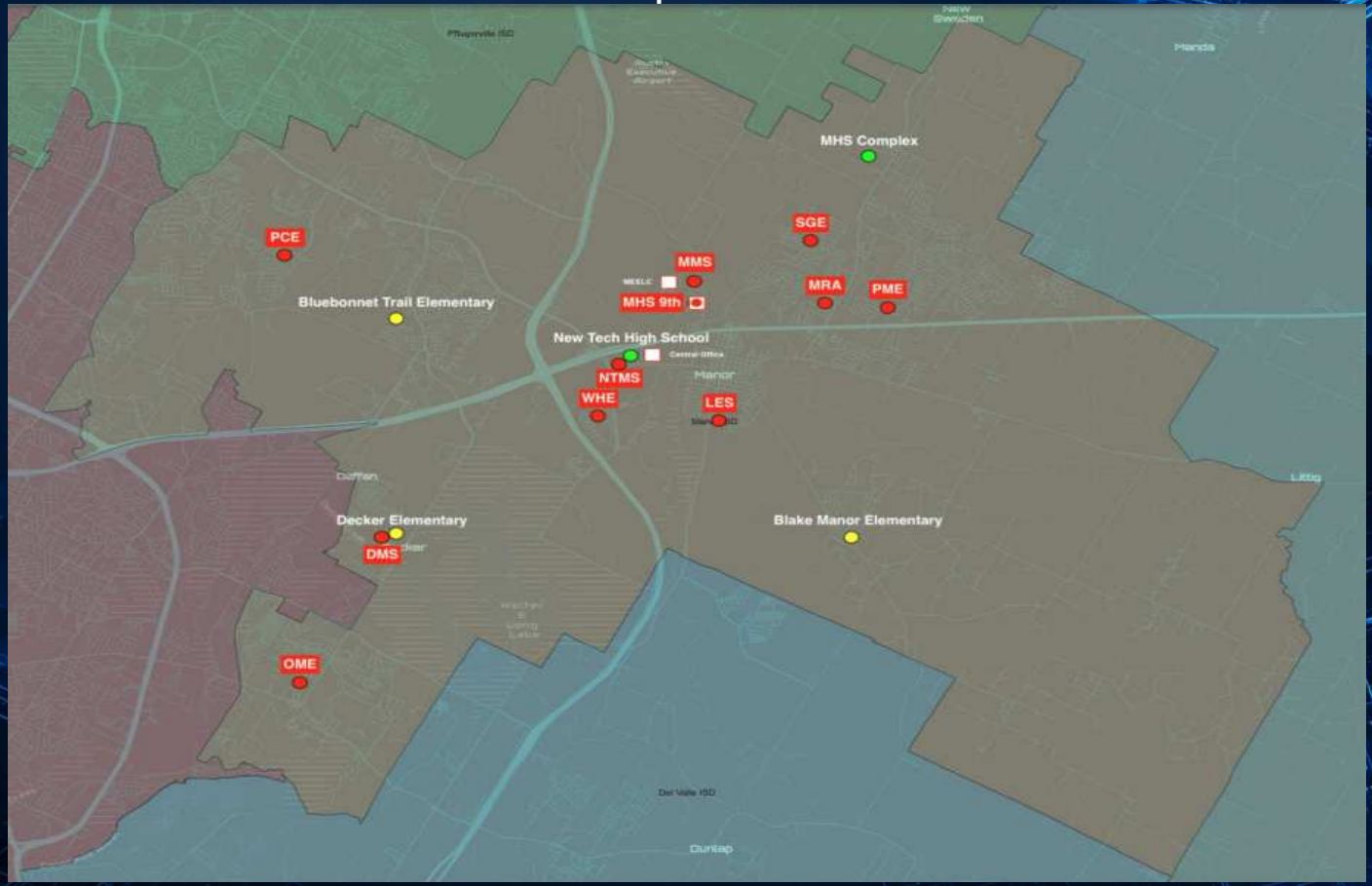
- Bluebonnet Trails Elementary
  - New Build (110,000 SF)
- Decker Elementary School
  - Renovate
- Blake Manor Elementary
  - Deferred Maintenance
  - Renovations could be prioritized for consideration as part of the next five-year bond program.

All Campuses / Deferred Maintenance (Backlog)

The district has identified a backlog of deferred capital renewal projects, including needs related to locks and access control systems, HVAC equipment, electrical infrastructure, plumbing systems, lighting upgrades, flatwork repairs, and roadway improvements. These projects are intended to maintain the functionality, safety, reliability, and operational efficiency of district facilities and infrastructure. As building systems continue to age and reach the end of their useful life, deferred maintenance needs are expected to increase. The estimated backlog is projected to continue growing through 2030, reflecting the ongoing deterioration of critical building and site systems and the increasing scope and cost of future repairs and replacements.

Capital Project Needs

MISD Campus Locations



Other Needs - Life Cycles & FFE

OPERATIONAL NEEDS BEYOND FACILITIES

TRANSPORTATION
Safe, reliable buses get students to and from school every day.



SAFETY & SECURITY
Security personnel, systems, and infrastructure protect our students and staff.



TECHNOLOGY
Up-to-date devices and infrastructure prepare students for learning in a digital world.



ASSET LIFECYCLE
A continuous cycle of stewardship



EVERY INVESTMENT MATTERS
Beyond classrooms and schools, bond funding strengthens the systems that keep our district running—safely, efficiently, and effectively.

LAND
Strategic land purchases support future growth and long-term planning.



FINE ARTS / ATHLETICS
Opportunities beyond the classroom build character, creativity, and teamwork.



FACILITIES
Well-maintained spaces support learning, collaboration, and student well-being.

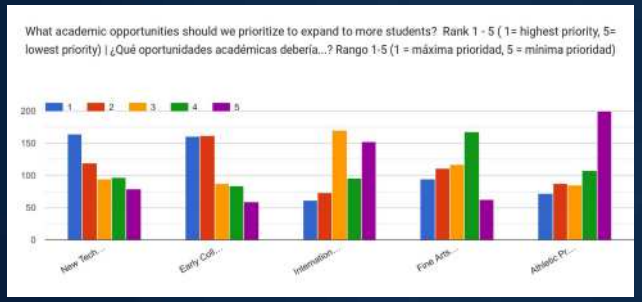


Community Survey

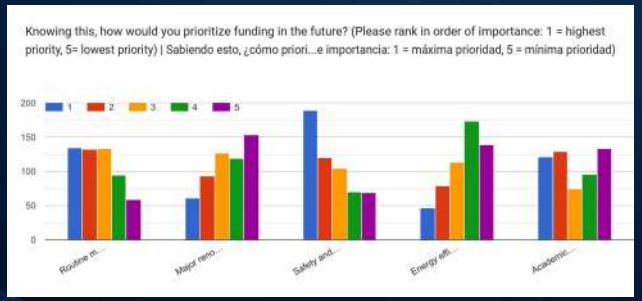
Highlights

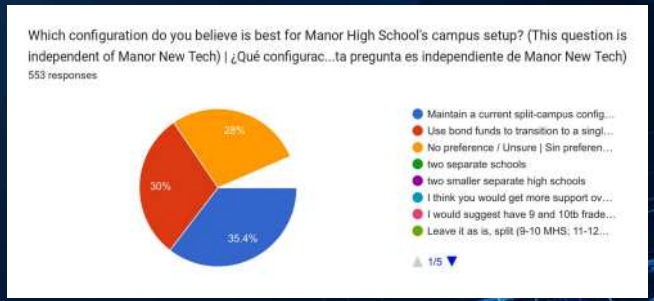


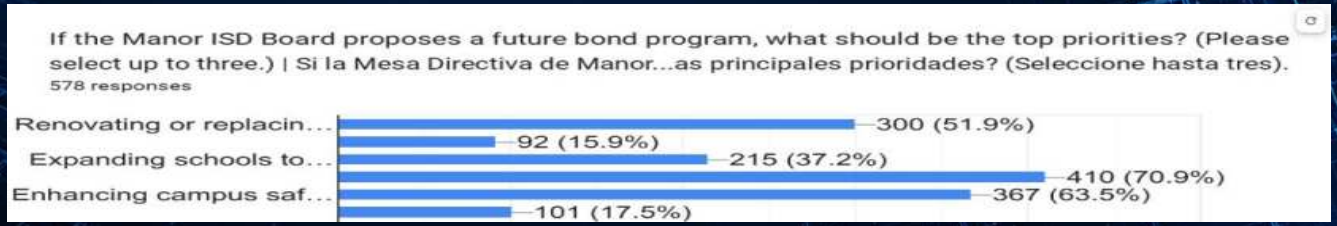
553 responses to the community survey











Facility Priorities

Paired Comparative Analysis

Priority	Item
1	Fund all life-cycle capital renewal projects
2	Renovations and Upgrades at Bluebonnet Elementary
3	Expand Capacity at MNTHS to reach 1,000-1,200
4	Add a Wing on MSHS to make it a 9-12 Campus
5	Renovations Upgrades at Decker Elementary
6	Renovations and Upgrades at Blake Manor Elementary
7	Open Wildhorse as an Elementary Campus
8	Addition at SGE
9	Move Admin to either MEELC or MHS
10	Add Theater to Manor Sr. High School
11	Addition at PME
12	Build an Academic Center at the old MEA to hold Central Office and other programs
13	Move MEA to MHS or MEELC
14	Construct an additional Elementary School to relieve PME and SGE

Historical data from last year

Facility Priorities

Paired Comparative Analysis

Facility Prioritization Analysis

MANOR ISD
CITIZENS FACILITY ADVISORY COMMITTEE

June 2026

Options	Bluebonnet Trail Elementary New Build	MHS Complex - Wing Addition	MHS Complex - Fine Arts Addition	Decker Elementary Renovations	Blake Manor Elementary Renovations	MNTS Expansions (Phase I and Phase II)	Deferred Maintenance (Backlog)	Special Education 18+ program (Farmhouse)	MEELC Renovations (Admin & Students)	MHS 9th grade center Renovate (MEA section)	Land Acquisition	Bus and Fleet Replacement (Life Cycle)	Safety - Technology Upgrades	Technology upgrades and devices (Life Cycle)	Maintenance Building Expansion & Renovation	.	.	.	.	.
Bluebonnet Trail Elementary New Build	A																			
MHS Complex - Wing Addition	B																			
MHS Complex - Fine Arts Addition	C																			
Decker Elementary Renovations	D																			
Blake Manor Elementary Renovations	E																			
MNTS Expansions (Phase I and Phase II)	F																			
Deferred Maintenance (Backlog)	G																			
Special Education 18+ program (Farmhouse)	H																			
MEELC Renovations (Admin & Students)	I																			
MHS 9th grade center Renovate (MEA section)	J																			
Land Acquisition	K																			
Bus and Fleet Replacement (Life Cycle)	L																			
Safety - Technology Upgrades	M																			
Technology upgrades and devices (Life Cycle)	N																			
Maintenance Building Expansion & Renovation	O																			
.	P																			
.	Q																			
.	R																			
.	S																			
.	T																			

VIDEO

CRITERIA ITEMS are entered in the purple section.

Compare each OPTION against every other OPTION in pairs, deciding which of the two is more important or preferable. Record your choice in the Yellow corresponding cell. Tally results are shown in the Green section below to determine overall priorities.

Option	Item	Score
A	Bluebonnet Trail Elementary New Build	0
B	MHS Complex - Wing Addition	0
C	MHS Complex - Fine Arts Addition	0
D	Decker Elementary Renovations	0
E	Blake Manor Elementary Renovations	0
F	MNTS Expansions (Phase I and Phase II)	0
G	Deferred Maintenance (Backlog)	0
H	Special Education 18+ program (Farmhouse)	0
I	MEELC Renovations (Admin & Students)	0
J	MHS 9th grade center Renovate (MEA section)	0
K	Land Acquisition	0
L	Bus and Fleet Replacement (Life Cycle)	0
M	Safety - Technology Upgrades	0
N	Technology upgrades and devices (Life Cycle)	0
O	Maintenance Building Expansion & Renovation	0
P	-	0
Q	-	0
R	-	0
S	-	0
T	-	0

Priority	Item	Count
1	Bluebonnet Trail Elementary New Build	0
2	MHS Complex - Wing Addition	0
3	MHS Complex - Fine Arts Addition	0
4	Decker Elementary Renovations	0
5	Blake Manor Elementary Renovations	0
6	MNTS Expansions (Phase I and Phase II)	0
7	Deferred Maintenance (Backlog)	0
8	Special Education 18+ program (Farmhouse)	0
9	MEELC Renovations (Admin & Students)	0
10	MHS 9th grade center Renovate (MEA section)	0
11	Land Acquisition	0
12	Bus and Fleet Replacement (Life Cycle)	0
13	Safety - Technology Upgrades	0
14	Technology upgrades and devices (Life Cycle)	0
15	Maintenance Building Expansion & Renovation	0
16	-	0
17	-	0
18	-	0
19	-	0
20	-	0

SN	NAME
1	River
2	Ocean
3	Mountain
4	Forest
5	Desert
6	Valley
7	Glacier
8	Canyon
9	Lake
10	Meadow
11	Cliff
12	Storm
13	Rain
14	Wind
15	Thunder
16	Snow
17	Leaf
18	Stone
19	Fire
20	Sky

Q&A

