Citizens Facility Advisory Committee

School Board Presentation

June 15, 2026

Keylan G. Morgan Sr., Chair
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Michelle Anderson, Secretary
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MANOR ISD
CITIZENS FACILITY ADVISORY COMMITTEE



Charmaine Albritton

Michelle Anderson

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Sean Donnelly

Shanetra Fowler

Janie Guerrero

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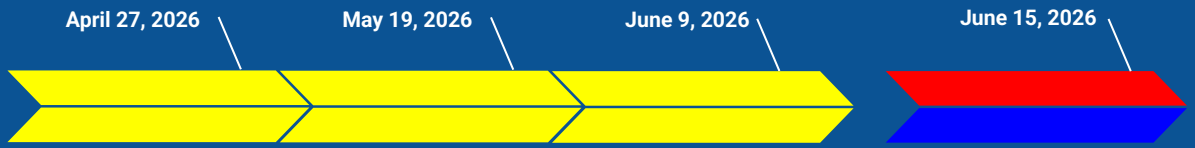
Jackie Williamson

MISD Facility Advisory Committee

- Enrollment Projections
- Campus Utilization Projections
- Capital Improvement
- Facility Condition Index Estimations and Scores
- Other Needs - Asset Life Cycles

- ***Prioritization Analysis***

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

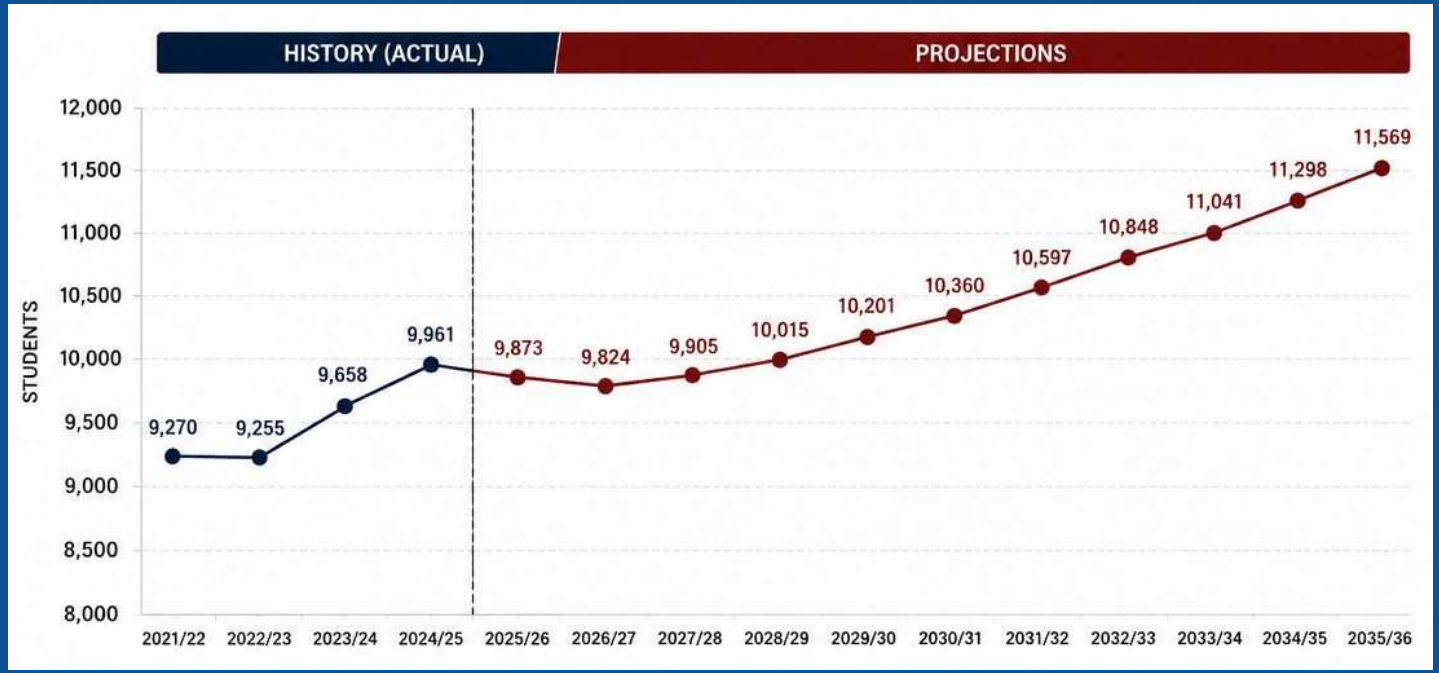
- Review: New Builds, Renovations, 18+ Farmhouse renovation and build out
- Review: Deferred Maintenance
- Review: Life Cycles / FFE
- Prioritization of Projects

CFAC - Advisory Presentation to MISD Board

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

Enrollment Projections

Historical & Projected Enrollment



GROWTH 2024/25 – 2035/36

+1,608 STUDENTS

+16.1% GROWTH

MISD Elementary Campus Utilization

Campus	Capacity	Fall	CAMPUS UTILIZATION									
		2025/26	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%	100%	100%	100%	100%	100%	100%	100%	100%	100%
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%	80%	82%	81%	81%	81%	82%	84%	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%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
HIGH SCHOOL TOTALS	**4,175**	70%	70%	69%	67%	69%	69%	70%	70%	70%	70%	71%
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%	68%	69%	70%	71%	73%	74%	76%	78%	79%

Capital Improvement Needs

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%**

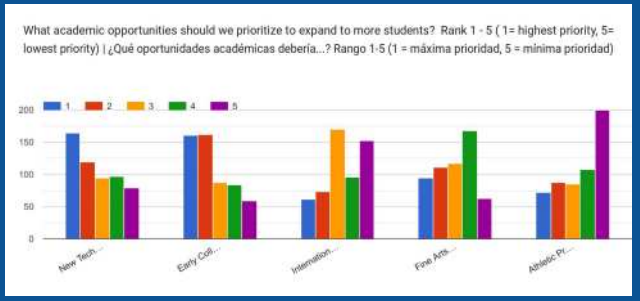
Community Survey

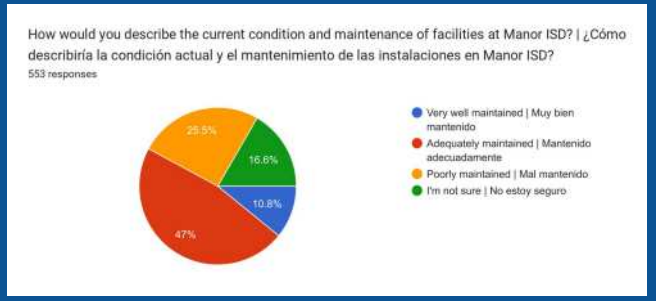
Community Survey

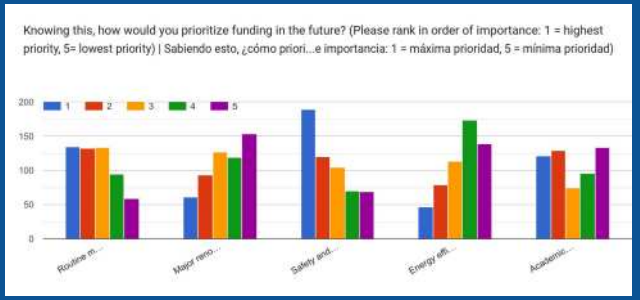
Highlights

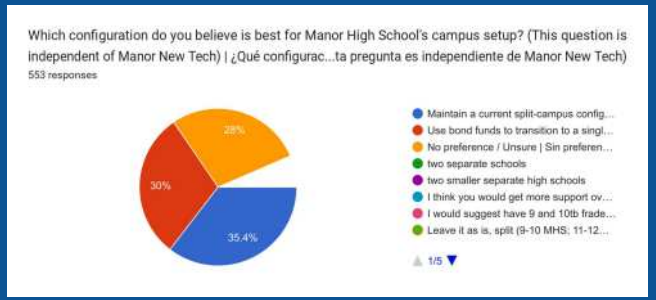


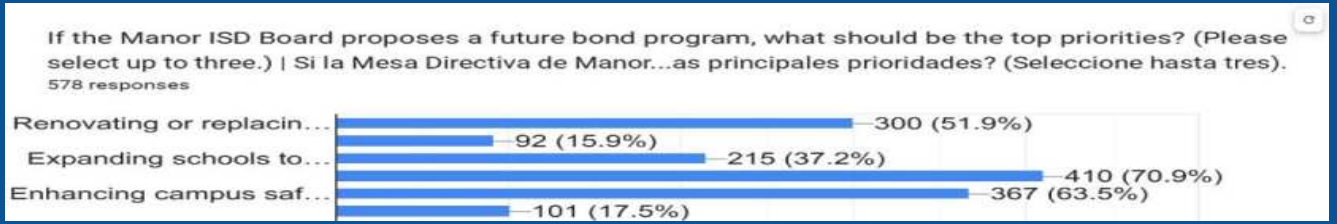
553 responses to the community survey











Facility and Life-Cycle Refresh Needs

High Schools and Elementary Campuses

Growth and Capital Improvement Priorities

- Manor High School Complex
  - Master Planning
  - Adding square footage (wing)
  - Theatre Classrooms
- 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
  - Capital Improvement needs
  - Renovations could be prioritized for consideration as part of the next five-year bond program.

All Campuses / Capital Improvement Priorities

The district has identified capital improvement priorities, including needs related to locks and access control systems, HVAC equipment, electrical infrastructure, plumbing systems, lighting upgrades, flatwork repairs, and roadway improvements. These priorities 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, capital improvement needs are expected to increase. Improvement needs are 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.

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.



Advisory Committee Outcomes

Facility Priorities

Paired Comparative Analysis

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

Citizens Advisory Committee

Questions



Citizens Advisory Committee

June 2026



Chairperson: Keylan Morgan (keylan.morgan@gmail.com)

Secretary: Michelle Anderson (michelle@beckreitcre.com)