

★ 2019 ★

WALLER ISD

**BOND ADVISORY
COMMITTEE**

Thursday, April 18, 2019
6-9 p.m.

H. T. Jones Elementary, LGI Room
35753 Owens Road, Prairie View, TX, 77446

Dinner begins at 5:30 p.m.; Meeting content begins at 6 p.m.

Facilitator:
Michelle Hughes

TRANSCEND⁴
Collaboration | Communication | Critical Thinking | Creativity

★ 2019 ★

WALLER ISD

**BOND ADVISORY
COMMITTEE**

Welcome!

Outcomes for Tonight

- Aligned work group; cohesive owners of the 2019 Bond Advisory Committee Work
- Review Meeting 4 (March 21)
- Financial and Tax Information
- Long-Range Facilities Plan (continued)
- New Facilities and New/Comprehensive Renovation
- Existing Facilities/Facilities Assessment Explained (continued)
- Scenarios Considered
- Review Charter
- New Spreadsheet Distributed/Homework + Menu Resource

Ground Rules

- One conversation at a time; no sidebar talk; no visiting table to table
- Honor the time contract
- Stay on topic and on task
- Share ideas freely; no “duck shooting”
- Listen to understand; respect and honor others’ input
- Think holistically; sublimate personal agendas; consider the whole district
- Be kind
- Be honest
- Be relentless in pursuing consensus
- **HAVE FUN!**
- Silence electronic devices
- Share the conversation—at tables and in large group; don’t monopolize time, conversation or “report out” opportunities

Meeting 4 Summary

- Facilities Assessment
- Long-Range Facilities Planning
 - Process & Development
 - Considerations
 - Goals
 - Projected Enrollment
 - Proposed Projects
- Financial Outlook

Financial Review

A Board Perspective



David Kaminski
President

Parts of a Tax Rate

Public school district tax rates are made up of two parts:

1. Maintenance and Operations (M&O aka. Operating Funds)
2. Interest and Sinking (I&S aka. Bond Funds, Debt Service, “Mortgage”)

State law **REQUIRES**
that the two types of funding
sources are kept **separate.**

Operating Funds (M&O)

Used to pay **day-to-day** expenses
Currently based primarily on
allotment per student in Weighted
Average Daily Attendance (WADA)

EXAMPLES ↑

Salaries

Utility Bills

Instructional Supplies

Fuel

Bond Funds (I&S)

Used for projects **authorized by voters**
CANNOT be used for maintenance
and operations

↑ EXAMPLES

Land Purchases

New Schools

Principal & Interest

New Buses

Technology Upgrades

Results of the Tax Rate Model

Bond Election Amount		Tax Rate Increase
\$250 Million	➔	\$0.05
\$280 Million	➔	\$0.08
\$300 Million	➔	\$0.10



Annual Cost By Home Value With 5¢ Increase*



*less \$25,000 Homestead Exemption

Annual Cost By Home Value With 8¢ Increase*



*less \$25,000 Homestead Exemption

Annual Cost By Home Value With 10¢ Increase*



*less \$25,000 Homestead Exemption

Long-Range Facilities Planning Goals

	YES	NO
Develop Standard Size & Parity of Schools by Level		
Competitive with Surrounding Districts		
Increased Instructional Quality		
Develop Comprehensive CTE Program		
Future-Ready Technology		
Solve High School Overcrowding		
Solve Junior High Overcrowding		
Solve Aging Facilities		
Financially Responsible		
Minimize Tax Rate Impact		
Allow for Flexibility in the Future		

What Are Your **Questions,**
Comments or **Feedback?**

Long-Range Facilities Plan

Process & Development

- Demographic Study
- WISD Team Collaboration
- Existing Facilities, Land, Infrastructure, Student Needs
- Future Needs
- Expert Input
- Goals

Long-Range Facilities Plan

Considerations

- Instructional quality for all students
- Waller HS growth & educational adequacy
- Holleman ES replacement/renovation
- Expansion of the junior high concept to a set size
- Waller JH renovations
- Growth
- Safety & Security
- Transportation (buses & facilities)
- Technology upgrades
- Existing facilities upgrades

Long-Range Facilities Plan

Projected Elementary Enrollment

School	Capacity	Predicted 2018	October 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Fields Store	700	726	692	704	691	690	694	717	748	782	821	856
Holleman	800	672	727	689	669	655	663	662	666	670	676	677
Jones	850	766	644	761	781	794	803	822	839	862	886	906
Roberts Road	900	717	700	752	786	874	1,006	1,158	1,321	1,489	1,672	1,887
Turlington	800	749	834	796	835	849	896	959	1,019	1,081	1,131	1,173
Totals	4,050	3,630	3,597	3,702	3,762	3,862	4,062	4,318	4,593	4,884	5,186	5,499

*Highlights indicate >120% utilization

Long-Range Facilities Plan

Projected Secondary Enrollment

School	Capacity	Predicted 2018	October 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Schultz JH	850	829	936	985	1,055	1,094	1,158	1,188	1,200	1,247	1,329	1,413
Waller JH	950	739	820	908	1,013	1,072	1,142	1,194	1,262	1,355	1,471	1,617
Totals	1,800	1,568	1,756	1,893	2,068	2,166	2,300	2,382	2,462	2,602	2,800	3,030

School	Capacity	Predicted 2018	October 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Waller HS	2,200	2,049	2,037	2,121	2,230	2,510	2,814	3,149	3,492	3,723	3,933	4,138

*Highlights indicate >120% utilization

Long-Range Facilities Plan

Proposed Bond Projects

Project	Bond Date	Open Date	Cost
New Large-Capacity HS	Nov 2019	Aug 2022	\$195 Million
Expand Waller JH to 1,500 Capacity	Nov 2019	Aug 2023	\$62 Million
Renovate Existing Waller HS to Schultz JH	Nov 2019	Aug 2023	\$13.8 Million
Renovate Existing Schultz JH to Holleman ES	Nov 2019	Aug 2023	\$6.2 Million
Convert HES to Multipurpose Facility	Nov 2019	May 2023	\$18.8 Million
Security Vestibule - RRE	Nov 2019	Aug 2021	\$275 Thousand
Facility Assessment - Priority 1 <i>(items not addressed in above project lines)</i>	Nov 2019	Ongoing	\$7.2 Million
Technology	Nov 2019	Ongoing	\$568 Thousand
Transportation	Nov 2019	Ongoing	\$5.6 Million
Safety & Security	Nov 2019	Ongoing	\$3.3 Million
Land Purchases	Nov 2019	Ongoing	\$25 Million

Total: \$337.75 Million

Long-Range Facilities Plan

Proposed Bond Projects, cont'd.

Building Option	Bond Date	Open Date	Cost
Elementary #6	2023	Aug 2025	\$43 Million
			Total: \$43 Million

Building Option	Bond Date	Open Date	Cost
Elementary #7	2027	2029	\$50 Million
			Total: \$50 Million

**2030 - Possible HS #2 and JH #3 depending on growth*

Long-Range Facilities Planning Goals

	YES	NO
Develop Standard Size & Parity of Schools by Level	✓	
Competitive with Surrounding Districts	✓	
Increased Instructional Quality	✓	
Develop Comprehensive CTE Program	✓	
Future-Ready Technology	✓	
Solve High School Overcrowding	✓	
Solve Junior High Overcrowding	✓	
Solve Aging Facilities	✓	
Financially Responsible	✓	
Minimize Tax Rate Impact	✓	
Allow for Flexibility in the Future	✓	

Long-Range Facilities Plan

Cost Estimate Breakdown

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%)

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

OPINION OF PROBABLE COST			
Description	2019 Unit Cost BASELINE		
Construction Cost			
Renovations - Minor (paint, flooring)	80,000 SF	\$ 11	\$ 848,000
Renovations - Major	30,000 SF	\$ 106	\$ 3,180,000
Program Contingency		1.0%	\$ 8,480
On-Site Contingency		2.0%	\$ 16,960
Off-Site Construction Cost		0%	\$ -
Subtotal			\$ 4,053,440
Contingency/Allowance			
Owner's Betterment		2.0%	\$ 81,069
Contractor's Contingency		2.0%	\$ 81,069
Subtotal			\$ 162,138
Jurisdictional & Professional Fees			
(Include: costs, fees, tests and studies required to satisfy all governing authorities and codes)			
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections			
Subtotal		11%	\$ 463,714
Fixtures, Furniture & Equipment (FF&E)		6%	\$ 252,935
Technology		4.5%	\$ 189,701
	MARCH 2019	\$	5,121,927
		\$	978,370
PROJECT COST	MARCH 2022	\$	6,100,297
Land Acquisition		\$	-
TOTAL PROJECT COST		\$	6,100,297

● 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

● TECHNOLOGY = based on estimated average for new construction

TOTAL PROJECT COST
 (IN TODAY'S DOLLARS)
 ●●● **\$5,121,927**

TOTAL PROJECT COST
 ●●● **\$6,100,297**

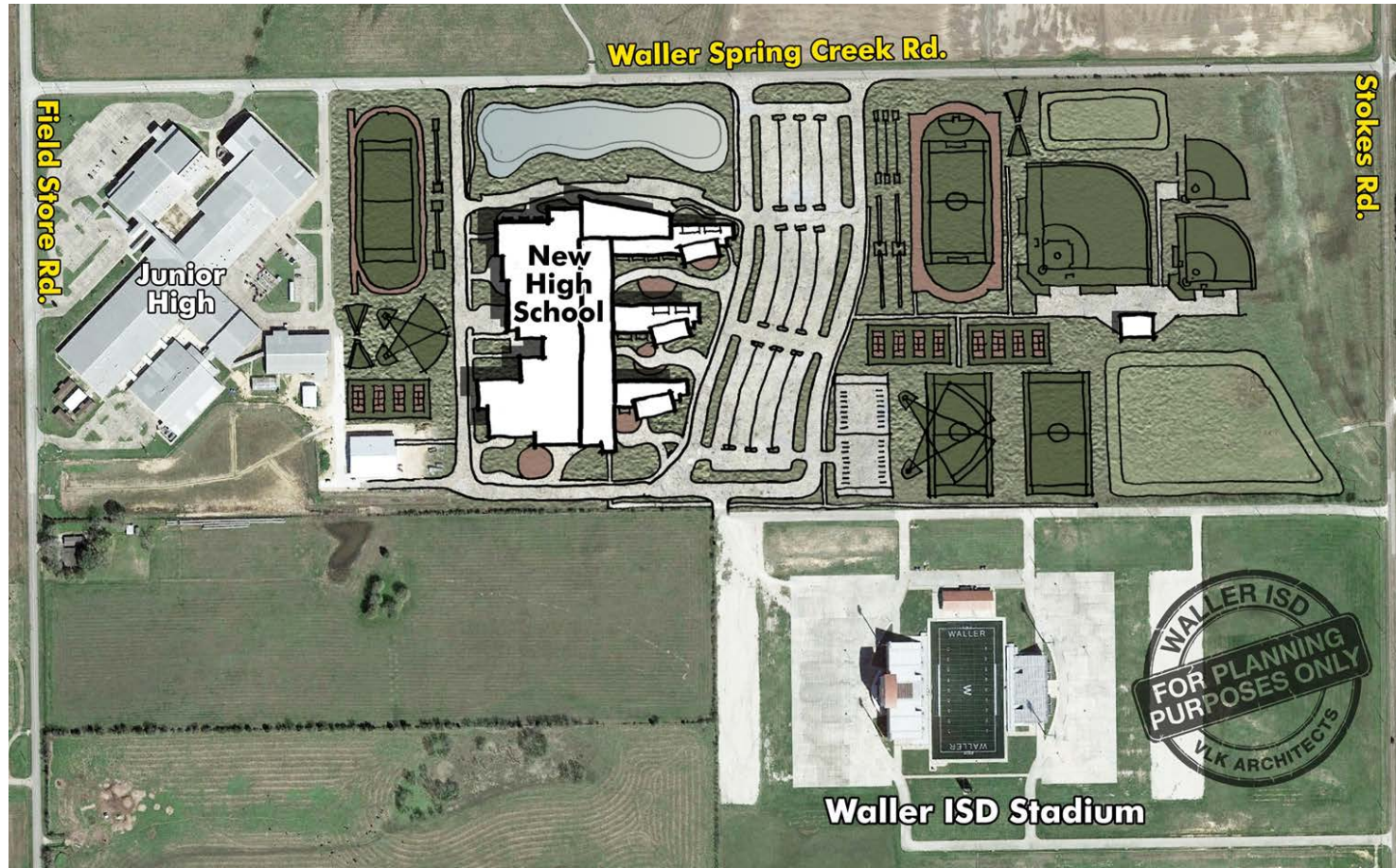
Long-Range Facilities Plan

Large-Capacity High School

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Building Construction	542,000 SF	\$	254	\$ 137,884,800
Demolition of Existing Building/ Paving	1 LS	\$	100,000	\$ 100,000
Program Contingency			1.0%	\$ 1,378,848
On-Site Contingency			2.0%	\$ 2,757,696
Off-Site Construction Cost			3%	\$ 3,447,120
Subtotal				\$ 145,568,464
Contingency/Allowance				
Owner's Betterment			2.0%	\$ 2,911,369
Contractor's Contingency			2.0%	\$ 2,911,369
Subtotal				\$ 5,822,739
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal			11%	\$ 16,653,032
Fixtures, Furniture & Equipment (FF&E)			6%	\$ 9,083,472
Technology			4.5%	\$ 6,812,604
	MARCH	2019		\$ 183,940,311
Inflation @ 6% per year				\$ 11,036,419
PROJECT COST	APRIL	2020		\$ 194,976,730
Land Acquisition				\$ -
TOTAL PROJECT COST				\$ 194,976,730

Long-Range Facilities Plan

Concept Image: Large-Capacity High School



Long-Range Facilities Plan

Cost Estimate: Security Vestibules - Waller JH East & West

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Renovations - Security Vestibule (East)	1,200 SF	\$ 127	\$	152,640
Renovations - Security Vestibule (West)	800 SF	\$ 127	\$	101,760
Program Contingency		1.0%	\$	1,526
Subtotal			\$	255,926
Contingency/Allowance				
Owner's Betterment		2.0%	\$	5,119
Contractor's Contingency		2.0%	\$	5,119
Subtotal			\$	10,237
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal		11%	\$	29,278
Fixtures, Furniture & Equipment (FF&E)			6%	\$ 15,970
Technology			4.5%	\$ 11,977
	MARCH 2019		\$	323,389
Inflation @ 6% per year			\$	19,403
PROJECT COST	NOVEMBER 2020		\$	342,792
Land Acquisition			\$	-
TOTAL PROJECT COST			\$	342,792

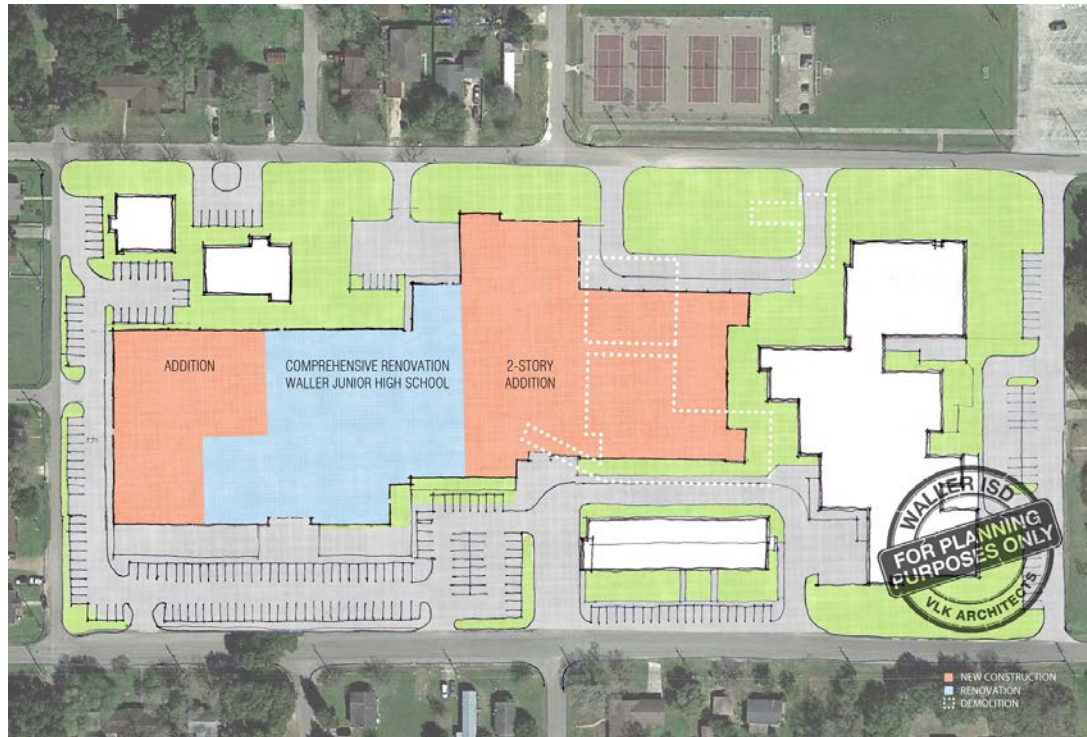
Long-Range Facilities Plan

Cost Estimate: New Waller JH/Comprehensive Renovation

OPINION OF PROBABLE COST			
Description		2019 Unit Cost BASELINE	
Construction Cost			
Demolition of Existing Building/ Paving	1 LS	\$ 106,000	\$ 106,000
Renovation of Existing Building (West)	50,000 SF	\$ 138	\$ 6,890,000
Building Addition	130,000 SF	\$ 249	\$ 32,383,000
Program Contingency		1.0%	\$ 392,730
On-Site Contingency		2.0%	\$ 785,460
Off-Site Construction Cost		1%	\$ 392,730
Subtotal			\$ 40,949,920
Contingency/Allowance			
Owner's Betterment		2.0%	\$ 818,998
Contractor's Contingency		2.0%	\$ 818,998
Subtotal			\$ 1,637,997
Jurisdictional & Professional Fees			
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)			
Site Survey, Subsurface Utility Engineering, Due Diligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections			
Subtotal		11%	\$ 4,684,671
Fixtures, Furniture & Equipment (FF&E)		6%	\$ 2,555,275
Technology		4.5%	\$ 1,916,456
	MARCH 2019	\$	51,744,319
Inflation @ 6% per year		\$	9,883,993
PROJECT COST	NOVEMBER 2022	\$	61,628,312
Land Acquisition		\$	-
TOTAL PROJECT COST		\$	61,628,312

Long-Range Facilities Plan

Concept: New Waller JH/Comprehensive Renovation



Long-Range Facilities Plan

Options: Renovate & Repurpose WHS to SJH

Option 1:

- Construct a security vestibule
- New paint throughout
- New flooring throughout
- Replace building signage, update marquees to 'Schultz Junior High'

Option 1 Est. Cost: \$5,209,596.00

Option 2: Comprehensive Renovation

- Everything in Option 1, plus:
 - Renovations to classrooms (including life skills), administration area
 - Renovations to provide collaboration areas
 - Athletic fields

Option 2 Est. Cost: \$13,784,150.00

Long-Range Facilities Plan

Cost Estimates: Renovate & Repurpose WHS to SJH

Option 1:

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Building Addition - Security Vestibule	1,200 SF	\$ 223	\$	267,120
Renovations - Minor (paint, flooring)	287,000 SF	\$ 11	\$	3,042,200
Site Marquee & Signage	1 LS	\$ 53,000	\$	53,000
Program Contingency		1.0%	\$	33,093
On-Site Contingency		2.0%	\$	66,186
Off-Site Construction Cost		0%	\$	-
Subtotal			\$	3,461,600
Contingency/Allowance				
Owner's Betterment		2.0%	\$	69,232
Contractor's Contingency		2.0%	\$	69,232
Subtotal			\$	138,464
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Diligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal		11%	\$	396,007
Fixtures, Furniture & Equipment (FF&E)		6%	\$	216,004
Technology		4.5%	\$	162,003
	MARCH	2019	\$	4,374,077
Inflation @ 6% per year			\$	835,519
PROJECT COST	FEBRUARY	2022	\$	5,209,596
Land Acquisition			\$	-
TOTAL PROJECT COST			\$	5,209,596

Option 2:

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Building Addition - Security Vestibule	1,200 SF	\$ 223	\$	267,120
Renovations - Minor (paint, flooring)	287,000 SF	\$ 11	\$	3,042,200
Renovations - Major	25,000 SF	\$ 106	\$	2,650,000
Athletic Fields/ Track	1 LS	\$ 2,968,000	\$	2,968,000
Site Marquee & Signage	1 LS	\$ 53,000	\$	53,000
Program Contingency		1.0%	\$	59,593
On-Site Contingency		2.0%	\$	119,186
Off-Site Construction Cost		0%	\$	-
Subtotal			\$	9,159,100
Contingency/Allowance				
Owner's Betterment		2.0%	\$	183,182
Contractor's Contingency		2.0%	\$	183,182
Subtotal			\$	366,364
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Diligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal		11%	\$	1,047,801
Fixtures, Furniture & Equipment (FF&E)		6%	\$	571,528
Technology		4.5%	\$	428,646
	MARCH	2019	\$	11,573,438
Inflation @ 6% per year			\$	2,210,712
PROJECT COST	FEBRUARY	2022	\$	13,784,150
Land Acquisition			\$	-
TOTAL PROJECT COST			\$	13,784,150

Long-Range Facilities Plan

Options: Renovate & Repurpose SJH to HES

Option 1: Comprehensive Renovation

- Renovations to classrooms, media center and administration areas
- Renovations to provide collaboration areas
- Includes items listed in Option 2

Option 1 Est. Cost: \$6,175,545.00

Option 2:

- Construct a security vestibule
- New paint throughout
- New flooring throughout
- Replace building signage, update marquee to 'Holleman Elementary School'

Option 2 Est. Cost: \$1,924,914.00

Long-Range Facilities Plan

Cost Estimates: Renovate & Repurpose SJH to HES

Option 1:

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Renovations - Minor (paint, flooring)	80,000 SF	\$ 11	\$	848,000
Renovations - Major	30,000 SF	\$ 106	\$	3,180,000
Site Marquee & Signage	1 LS	\$ 50,000	\$	50,000
Program Contingency		1.0%	\$	8,480
On-Site Contingency		2.0%	\$	16,960
Off-Site Construction Cost		0%	\$	-
Subtotal			\$	4,103,440
Contingency/Allowance				
Owner's Betterment		2.0%	\$	82,069
Contractor's Contingency		2.0%	\$	82,069
Subtotal			\$	164,138
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal		11%	\$	469,434
Fixtures, Furniture & Equipment (FF&E)		6%	\$	256,055
Technology		4.5%	\$	192,041
	MARCH 2019		\$	5,185,107
Inflation @ 6% per year			\$	990,438
PROJECT COST	MARCH 2022		\$	6,175,545
Land Acquisition			\$	-
TOTAL PROJECT COST			\$	6,175,545

Option 2:

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Renovations - Minor (paint, flooring)	80,000 SF	\$ 11	\$	848,000
Renovations - Security Vestibule	2,800 SF	\$ 127	\$	355,600
Site Marquee & Signage	1 LS	\$ 50,000	\$	50,000
Program Contingency		1.0%	\$	8,480
On-Site Contingency		2.0%	\$	16,960
Off-Site Construction Cost		0%	\$	-
Subtotal			\$	1,279,040
Contingency/Allowance				
Owner's Betterment		2.0%	\$	25,581
Contractor's Contingency		2.0%	\$	25,581
Subtotal			\$	51,162
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal		11%	\$	146,322
Fixtures, Furniture & Equipment (FF&E)		6%	\$	79,812
Technology		4.5%	\$	59,859
	MARCH 2019		\$	1,616,195
Inflation @ 6% per year			\$	308,719
PROJECT COST	MARCH 2022		\$	1,924,914
Land Acquisition			\$	-
TOTAL PROJECT COST			\$	1,924,914

Long-Range Facilities Plan

Concept: Renovate & Repurpose SJH to HES

MEDIA CENTER CONCEPT



Long-Range Facilities Plan

Concept: Renovate & Repurpose SJH to HES

COLLABORATION AREA CONCEPT



Long-Range Facilities Plan

Options: Renovate & Repurpose HES to Multipurpose Facility

Parking Lot Replacement for Transportation

OPINION OF PROBABLE COST			
Description	2019 Unit Cost BASELINE		
Construction Cost			
Parking Lot Replacement	1 LS	\$ 1,875,000	\$ 1,875,000
Program Contingency		1.0%	\$ 18,750
On-Site Contingency		2.0%	\$ 37,500
Off-Site Construction Cost		3%	\$ 56,250
Subtotal		\$	1,987,500
Contingency/Allowance			
Owner's Betterment		2.0%	\$ 39,750
Contractor's Contingency		2.0%	\$ 39,750
Subtotal		\$	79,500
Jurisdictional & Professional Fees			
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)			
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections			
Subtotal		11%	\$ 227,370
Fixtures, Furniture & Equipment (FF&E)			
		6%	\$ 124,020
Technology			
		4.5%	\$ 93,015
MARCH 2019		\$	2,511,405
Inflation @ 6% per year		\$	479,719
PROJECT COST		JANUARY 2022	\$ 2,991,124
Land Acquisition		\$	-
TOTAL PROJECT COST		\$	2,991,124

Long-Range Facilities Plan

Options: Renovate & Repurpose HES to Multipurpose Facility

Option 1: Interior Renovation Only

- full renovation to the interior of the building with exception of cafeteria and kitchen
- replace building signage, update marquee

Option 1 Est. Cost: \$13,933,690.00

Option 2: Comprehensive Renovation

- includes Option 1, plus:
 - sitework to include new parking lots and transportation facilities – including fueling stations, bus wash and bus maintenance building

Option 2 Est. Cost: \$18,719,488.00

Long-Range Facilities Plan

Cost Estimates: Renovate & Repurpose HES to Multipurpose Facility

Option 1:

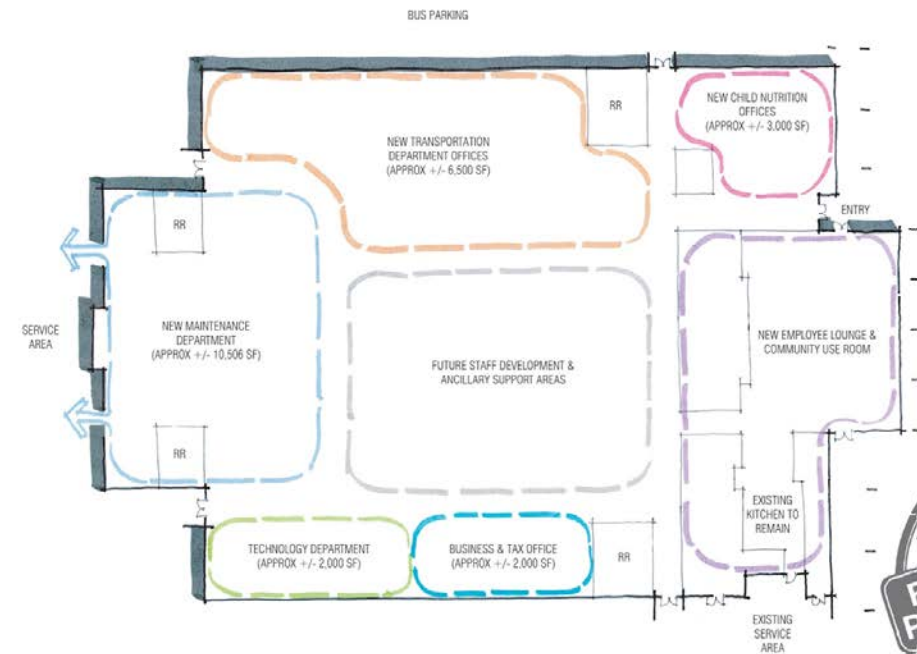
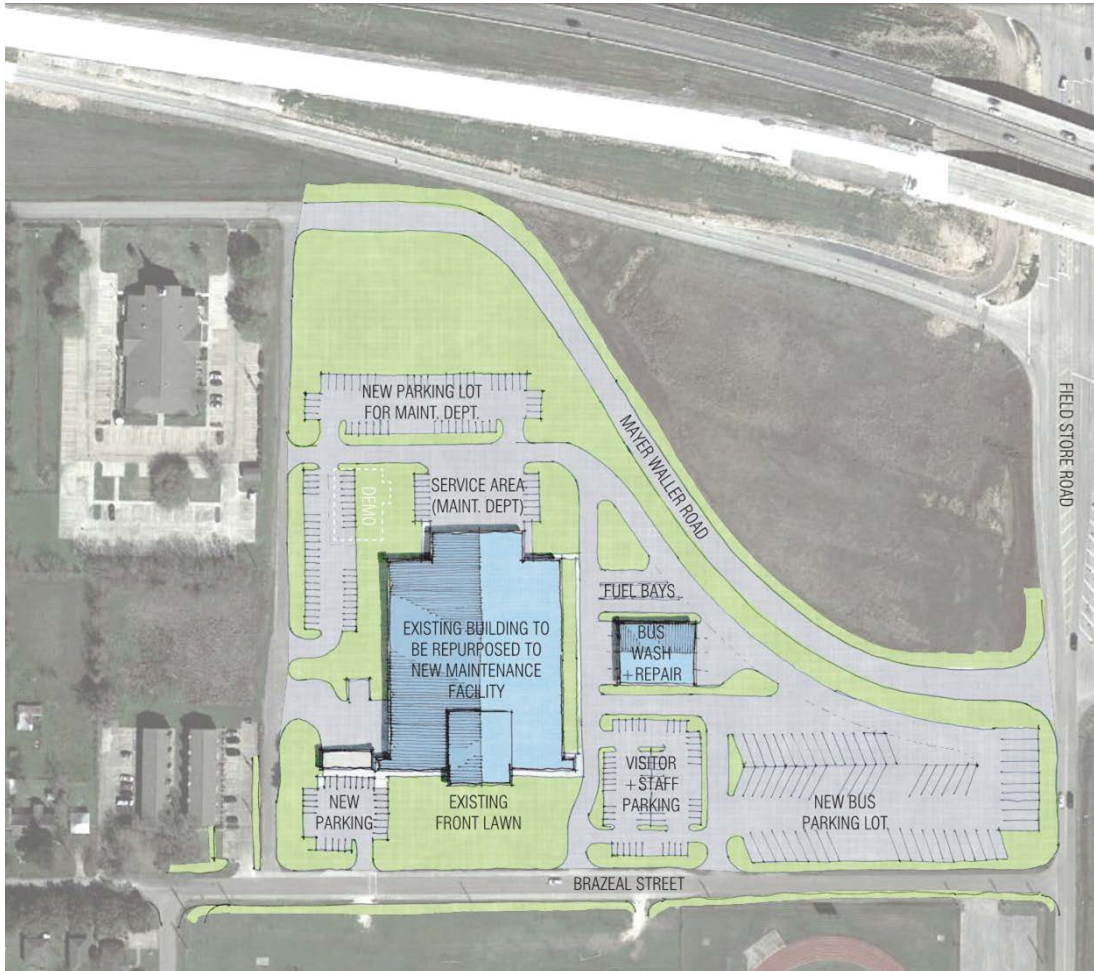
OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Renovations	53,000 SF	\$	170	\$ 8,988,800
Program Contingency			1.0%	\$ 89,888
On-Site Contingency			2.0%	\$ 179,776
Off-Site Construction Cost			0%	\$ -
Subtotal		\$		9,258,464
Contingency/Allowance				
Owner's Betterment			2.0%	\$ 185,169
Contractor's Contingency			2.0%	\$ 185,169
Subtotal		\$		370,339
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Diligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal			11%	\$ 1,059,168
Fixtures, Furniture & Equipment (FF&E)			6%	\$ 577,728
Technology			4.5%	\$ 433,296
	MARCH 2019	\$		11,698,995
Inflation @ 6% per year		\$		2,234,695
PROJECT COST	JANUARY 2022	\$		13,933,690
Land Acquisition		\$		-
TOTAL PROJECT COST		\$		13,933,690

Option 2:

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Renovations	53,000 SF	\$	170	\$ 8,988,800
Sitework - new parking, detention, fueling	1 LS	\$	3,180,000	\$ 3,180,000
Program Contingency			1.0%	\$ 89,888
On-Site Contingency			2.0%	\$ 179,776
Off-Site Construction Cost			0%	\$ -
Subtotal		\$		12,438,464
Contingency/Allowance				
Owner's Betterment			2.0%	\$ 248,769
Contractor's Contingency			2.0%	\$ 248,769
Subtotal		\$		497,539
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Diligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal			11%	\$ 1,422,960
Fixtures, Furniture & Equipment (FF&E)			6%	\$ 776,160
Technology			4.5%	\$ 582,120
	MARCH 2019	\$		15,717,243
Inflation @ 6% per year		\$		3,002,245
PROJECT COST	JANUARY 2022	\$		18,719,488
Land Acquisition		\$		-
TOTAL PROJECT COST		\$		18,719,488

Long-Range Facilities Plan

Concept: Renovate & Repurpose HES to Multipurpose Facility



I.T. HOLLEMAN ELEMENTARY SCHOOL - REPURPOSE CONCEPTUAL USE PLAN



Long-Range Facilities Plan

Cost Estimate: Security Vestibule - Roberts Road ES

OPINION OF PROBABLE COST				
Description	2019 Unit Cost BASELINE			
Construction Cost				
Building Addition - Security Vestibule	900 SF	\$	223	\$ 200,340
Program Contingency			1.0%	\$ 2,003
Subtotal				\$ 202,343
Contingency/Allowance				
Owner's Betterment			2.0%	\$ 4,047
Contractor's Contingency			2.0%	\$ 4,047
Subtotal				\$ 8,094
Jurisdictional & Professional Fees				
(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)				
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections				
Subtotal			11%	\$ 23,148
Fixtures, Furniture & Equipment (FF&E)			6%	\$ 12,626
Technology			4.5%	\$ 9,470
	MARCH	2019	\$	255,681
Inflation @ 6% per year			\$	15,341
PROJECT COST	NOVEMBER	2020	\$	271,022
Land Acquisition			\$	-
TOTAL PROJECT COST			\$	271,022

What Are Your **Questions,**
Comments or **Feedback?**

Existing Facilities Assessment

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 .
2	SHOULD DO: Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 2 – 3 years. 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	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

Existing Facilities Assessment

Elementary Campuses Summary

Priority	Fields Store	Holleman	Roberts Road	Turlington	Jones	Total
1	\$689,500.00	\$11,989,276.00	\$652,005.00	\$39,100.00	\$0.00	\$13,369,881.00
2	\$1,714,339.00	\$3,913,358.00	\$1,468,867.00	\$690,997.00	\$0.00	\$7,787,561.00
3	\$939,521.00	\$1,215,193.00	\$2,203,982.00	\$755,193.00	\$0.00	\$5,113,889.00
4	\$441,425.00	\$14,700.00	\$209,342.00	\$669,200.00	\$23,125.00	\$1,357,792.00
M	\$116,980.00	\$128,603.00	\$395,420.00	\$253,502.00	\$0.00	\$894,505.00
Total	\$3,901,765.00	\$17,261,130.00	\$4,929,616.00	\$2,407,992.00	\$23,125.00	\$28,523,628.00

Campus Overview

Fields Store Elementary

Priority 1 items such as:

- Security system replacement
- Emergency generator
- HVAC replacements
 - Air cooled chillers
 - Outside air intake louvers



Campus Overview

Holleman Elementary

Priority 1 items such as:

- Safety & Security
 - Security vestibule
 - Playgrounds adjacent to highway
 - Fire sprinkler system
 - Security system replacement
- ADA compliance
- Aging infrastructure
 - Formerly open concept
- Emergency generator

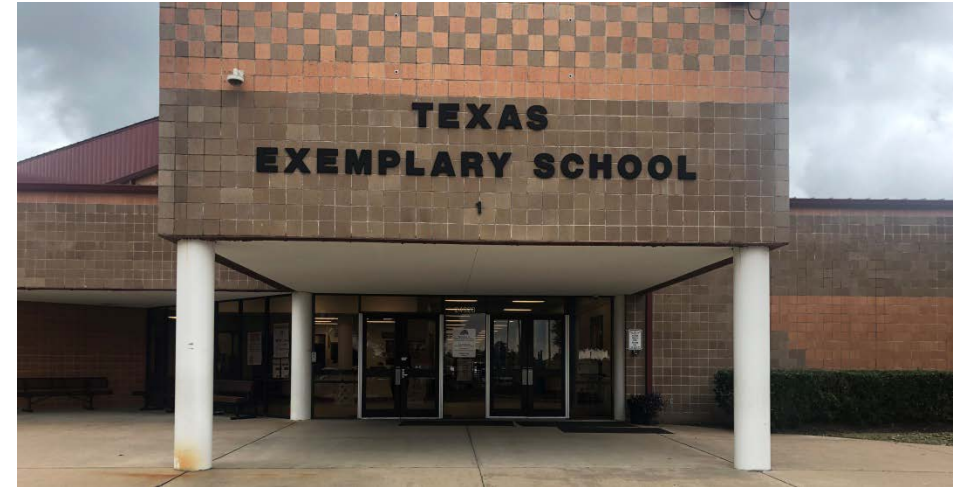


Campus Overview

Roberts Road Elementary

Priority 1 items such as:

- Security vestibule
- Roof repairs/gutter replacement
- Electrical panelboard replacements



Campus Overview

Turlington Elementary

Priority 1 items such as:

- Water heater replacements
- Life safety transfer switch for generator
 - Emergency lighting, fire alarm system, etc.



Existing Facilities Assessment

Secondary Campuses Summary

Priority	Schultz JH	Waller JH	Waller HS	Total
1	\$1,739,500.00	\$1,694,106.00	\$2,036,118.00	\$5,469,724.00
2	\$4,141,493.00	\$4,691,335.00	\$6,054,894.00	\$14,887,722.00
3	\$2,794,794.00	\$4,763,660.00	\$9,512,295.00	\$17,070,749.00
4	\$326,692.00	\$853,685.00	\$548,917.00	\$1,729,294.00
M	\$262,572.00	\$517,625.00	\$472,145.00	\$1,252,342.00
Total	\$9,265,051.00	\$12,520,411.00	\$18,624,369.00	\$40,409,831.00

Campus Overview

Schultz Junior High

Priority 1 items such as:

- Security vestibule
- Interior corridor challenges
- Limited expansion opportunities
- Electrical distribution system replacement
- Replace emergency generator



Campus Overview

Waller Junior High – East & West

Priority 1 items such as:

- Safety & Security
 - Security vestibules
 - Students travel between campuses
- Functionality challenges due to 2 campuses; multiple renovations/ repurpose throughout life of buildings
- ADA compliance
- Fire sprinkler system
- HVAC replacements



Campus Overview

Waller High School

Priority 1 items such as:

- Security vestibule
- Align facility with instructional/CTE program needs
- Limited expansion opportunities
- Interior corridor challenges
- Fire alarm and fire sprinkler systems
- HVAC system replacements



Existing Facilities Assessment

District Support Facilities Summary

Priority	Administration Building	Business & Tax Office	Technology Building	Transportation Building	Maintenance Building	Auxiliary Stadium	Waller ISD Stadium	Total
1	\$14,800.00	\$46,880.00	\$202,000.00	\$5,000.00	\$0.00	\$38,500.00	\$65,000.00	\$372,180.00
2	\$494,172.00	\$328,246.00	\$145,940.00	\$8,914,043.00	\$832,716.00	\$874,366.00	\$1,355,377.00	\$12,944,860.00
3	\$171,971.00	\$155,931.00	\$5,510.00	\$214,482.00	\$178,120.00	\$984,164.00	\$1,559,040.00	\$3,269,218.00
4	\$0.00	\$13,500.00	\$71,900.00	\$38,500.00	\$13,500.00	\$13,500.00	\$25,500.00	\$176,400.00
M	\$31,588.00	\$43,576.00	\$500.00	\$90,500.00	\$59,200.00	\$155,900.00	\$209,970.00	\$591,234.00
Total	\$712,531.00	\$588,133.00	\$425,850.00	\$9,262,525.00	\$1,083,536.00	\$2,066,430.00	\$3,214,887.00	\$17,353,892.00

Campus Overview

Administration Building

Priority 1 items such as:

- Security system replacement
- Electrical panel replacement



Campus Overview

Business & Tax Office

Priority 1 items such as:

- Aging infrastructure
- Security system replacement
- HVAC replacements



Campus Overview

Technology Building

Priority 1 items such as:

- Emergency generator
- Security system replacement

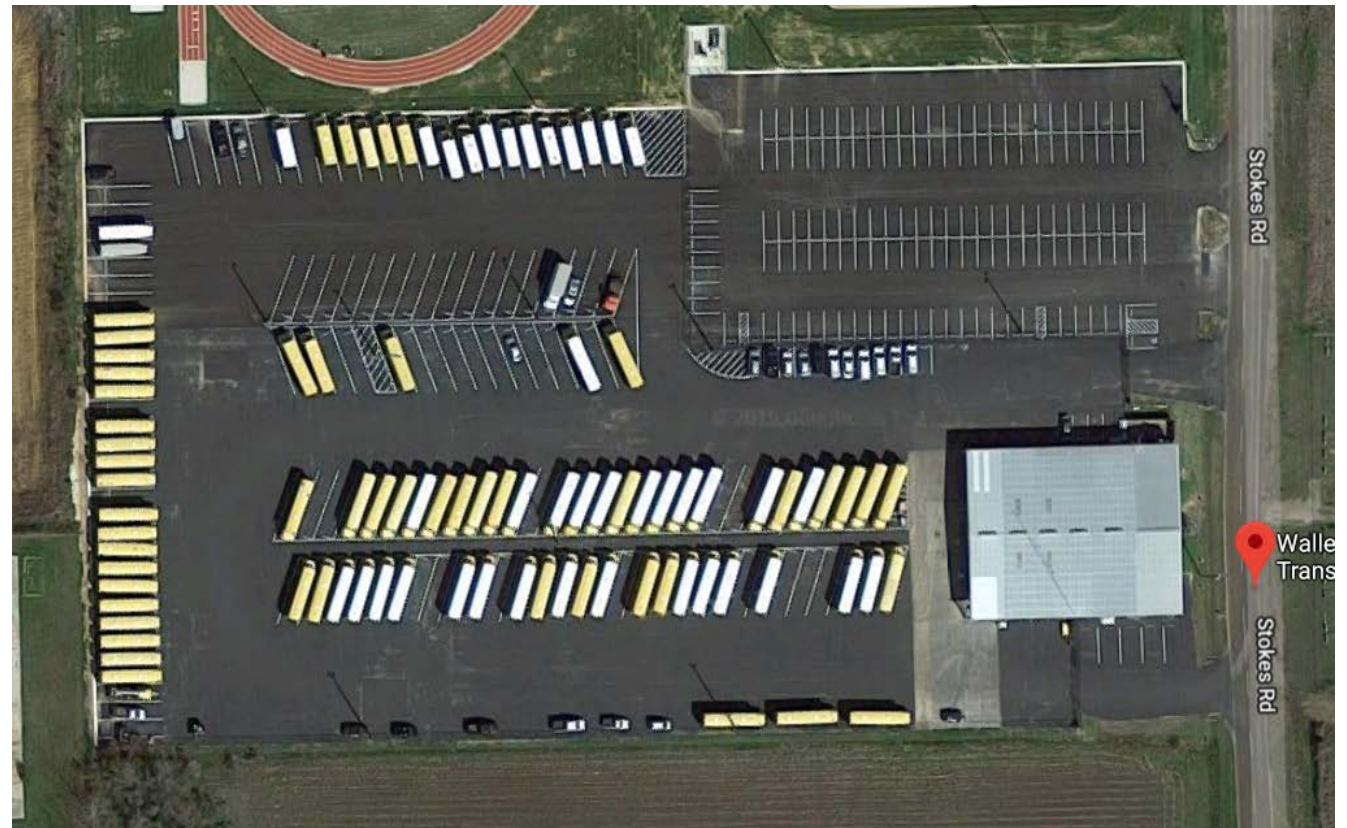


Campus Overview

Transportation Building

Priority 1 items such as:

- Aging infrastructure
- No expansion opportunities
- Security system replacement



Campus Overview

Maintenance Building

- Aging infrastructure
- Renovation and expansion needed to support growth



Campus Overview

Waller ISD Auxiliary Stadium

Priority 1 items such as:

- Fiber backbone connection to WJH campus
- Replace security system



Campus Overview

Waller ISD Stadium

Priority 1 items such as:

- Security system replacement



Existing Facilities Assessment *Summary*

Total **Priority 1** items identified for Waller ISD,
districtwide = **\$19,211,785.00**

Existing Facilities Assessment

Priority 1 - Moving Forward: \$7.2 million

Elementary Campuses

Priority	Fields Store	Holleman	Roberts Road	Turlington	Jones	Total
1	\$689,500.00	\$0.00	\$652,005.00	\$39,100.00	\$0.00	\$1,380,605.00

Secondary Campuses

Priority	Schultz JH	Waller JH	Waller HS	Total
1	\$1,739,500.00	\$1,694,106.00	\$2,036,118.00	\$5,469,724.00

District Support Facilities

Priority	Administration Building	Business & Tax Office	Technology Building	Transportation Building	Maintenance Building	Auxiliary Stadium	Waller ISD Stadium	Total
1	\$14,800.00	\$46,880.00	\$202,000.00	\$5,000.00	\$0.00	\$38,500.00	\$65,000.00	\$372,180.00

Existing Facilities Assessment

- All **Priority 1** items that were identified during the Existing Facilities Assessment are proposed, with the exception of Holleman ES.
 - If the existing Holleman ES is no longer occupied by students, its current Priority 1 needs (\$12 million) are no longer a high priority.

What Are Your **Questions,**
Comments or **Feedback?**

Texas Public School Districts

Chasing Growth

1. **Get Ahead** - ability to fund daily operations and staff, low to no enrollment
2. **Catch Up** - reactionary, grossly overcrowded, safety concern, expensive
3. **On the Heals** - strategic, systematic, forward-thinking, data-driven, flexible

Long-Range Facilities Plan

Alternate Scenario 1

What if we built 3 new schools?

Building Option	Bond Date	Open Date	Bond Cost
New Holleman Elementary	Nov 2019	Fall 2024	\$34.6 Million
Waller Junior High (New/Comprehensive Renovation)	Nov 2019	Fall 2023	\$61.7 Million
New Waller High School	Nov 2019	Fall 2022	\$195 Million
Subtotal			\$291.3 Million

- Does not include Safety & Security, Transportation, Technology, Facilities Assessment, or Land

Long-Range Facilities Plan

Alternate Scenario 1 vs. Goals

	YES	NO
Develop Standard Size & Parity of Schools by Level		✓
Competitive with Surrounding Districts		✓
Increased Instructional Quality	✓	
Develop Comprehensive CTE Program	✓	
Future-Ready Technology	✓	
Solve High School Overcrowding	✓	
Solve Junior High Overcrowding	✓	
Solve Aging Facilities	✓	
Financially Responsible		✓
Minimize Tax Rate Impact		✓
Allow for Flexibility in the Future		✓

Long-Range Facilities Plan

Alternate Scenario 2

What if we added high school #2?

Building Option	Bond Date	Open Date	Bond Cost
New Holleman Elementary	Nov 2019	Fall 2024	\$34.6 Million
New Waller Junior High	Nov 2019	Fall 2023	\$61.7 Million
High School #2	Nov 2019	Fall 2024	\$238 Million
Subtotal			\$334 Million

- Does not include Safety & Security, Transportation, Technology, Facilities Assessment, or Land

Long-Range Facilities Plan

Alternate Scenario 2 vs. Goals

	YES	NO
Develop Standard Size & Parity of Schools by Level		✓
Competitive with Surrounding Districts		✓
Increased Instructional Quality		✓
Develop Comprehensive CTE Program		✓
Future-Ready Technology	✓	
Solve High School Overcrowding	✓	
Solve Junior High Overcrowding		✓
Solve Aging Facilities	✓	
Financially Responsible		✓
Minimize Tax Rate Impact		✓
Allow for Flexibility in the Future		✓

Long-Range Facilities Plan

Alternate Scenarios - No High School

What if we did not include a high school in this bond?

- We could address...
 - elementary and junior high needs
 - transportation, technology, safety & security, and land
- In 2023, we would have to address high school needs
- All scenarios considered either a large capacity high school or high school #2 concept
- Implications
 - Long-Term Cost Effectiveness
 - ROUGH estimate of total projects cost for potential 2019 and 2023 bonds ranged from \$421-524 million
 - Did NOT Meet Goals

What Are Your **Questions,**
Comments or **Feedback?**

★2019★
WALLER ISD
BOND ADVISORY
COMMITTEE



Long-Range Facilities Plan

Projected Elementary Enrollment

School	Capacity	Predicted 2018	October 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Fields Store	700	726	692	704	691	690	694	717	748	782	821	856
Holleman	800	672	727	689	669	655	663	662	666	670	676	677
Jones	850	766	644	761	781	794	803	822	839	862	886	906
Roberts Road	900	717	700	752	786	874	1,006	1,158	1,321	1,489	1,672	1,887
Turlington	800	749	834	796	835	849	896	959	1,019	1,081	1,131	1,173
Totals	4,050	3,630	3,597	3,702	3,762	3,862	4,062	4,318	4,593	4,884	5,186	5,499

*Highlights indicate >120% utilization

Long-Range Facilities Plan

Projected Secondary Enrollment

School	Capacity	Predicted 2018	October 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Schultz JH	850	829	936	985	1,055	1,094	1,158	1,188	1,200	1,247	1,329	1,413
Waller JH	950	739	820	908	1,013	1,072	1,142	1,194	1,262	1,355	1,471	1,617
Totals	1,800	1,568	1,756	1,893	2,068	2,166	2,300	2,382	2,462	2,602	2,800	3,030

School	Capacity	Predicted 2018	October 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Waller HS	2,200	2,049	2,037	2,121	2,230	2,510	2,814	3,149	3,492	3,723	3,933	4,138

*Highlights indicate >120% utilization

Long-Range Facilities Planning Goals

	YES	NO
Develop Standard Size & Parity of Schools by Level		
Competitive with Surrounding Districts		
Increased Instructional Quality		
Develop Comprehensive CTE Program		
Future-Ready Technology		
Solve High School Overcrowding		
Solve Junior High Overcrowding		
Solve Aging Facilities		
Financially Responsible		
Minimize Tax Rate Impact		
Allow for Flexibility in the Future		

What Are Your **Questions,**
Comments or **Feedback?**

Charter

- Purpose
- Champions
- Membership
- Scope of Work
- Parameters or Constraints
- Capabilities and Strengths
- Follow-up Responsibilities
- Charter End Date

What is our homework?



Process Checklist Likes/Wishes

LIKES:	WISHES:



Our Next Meeting is Thursday, May 2, 2019

Discussions/Deliberation/Final Recommendation