



New Braunfels Independent School District

Facilities Planning Committee Meeting Minutes

DATE: January 15, 2015

LOCATION: NBISD Boardroom, 430 W. Mill St.

Present: Josh Blanchett, Kara Bock, Orlando Castilleja, Jana Cervantes, Jay Dudley, Ellen Duncan, Marcus Etheridge, Kristen Fain, Robert Garza, Patricia Hassmann, David Heefner, Rob Johnson, David MacRoberts, DeeDee Mims, Brett Mitchell, Tam Morris, Sonia Munoz-Gill, Jason Ragsdale, Larry Schwab, Jim Streety, Jana Tavarez, and Tim Weste.

NBISD Support Staff in Attendance: Steve Brown, Daryl Stoker and Rebecca Villarreal

Absent: Jim Callahan, James Cohn, Jeff Jewell, John Oyer, Norma Renken and Tim Truitt

Mr. Steve Brown, NBISD Executive Director of Facilities and Operations, called the meeting to order at 6:02 p.m.

Mr. Brown introduced the following special guests and presenters for the evening:

Templeton Demographics

Trent Smith

STANTEC Architects

Sylvia Cancino

Frank Kelly

Walter Estay

TEMPLETON DEMOGRAPHICS PRESENTATION

Trent Smith of Templeton Demographics (TD) gave a presentation on the area demographics to include unemployment rate, job growth in Texas, housing market, enrollment trends, and residential activity.

San Antonio New Home Ranking Report (slide 6)

NBISD is #7 in the area school districts on the new home rankings with 525 annual starts. Housing activity is steady and healthy with no spikes or drops in recent years.

Residential Activity (slide 8-15)

- Highest levels of residential activity for the following areas:
 - Walnut Springs/County Line (554 total future lots)- Pecan Crossing, Park Ridge Estates, Sungate and Voss Farms
 - Klein Road area (1,677 total future lots) - Legend Pond (Meadows and Pointe have 650+ future lots), Lonesome Dove, Ridgemont, The Silos, White Wing and Zipp Meadows
 - Lone Star (1,118 total future lots) - Copper Ridge (200+ lots to build on), Newcome Ranch Estates, Preserve of Mission Valley, and Estates at Stone Crossing (173 future lots)
 - Lamar (5,340 total future lots) – Manor Creek (200+ lots to build) and Veramendi (5000 future single-family lots with first houses coming in 2018, projected 15-250 homes per year)
- Carl Schurz and Memorial areas are built out
- Seele (242 total future lots) and County Line (523 total future lots) will likely be built out by 2019
- Lamar will stay near 40-50 homes a year until Veramendi developed
- NBISD has the potential to see 750 new homes per year

Enrollment History (slide 16-

- The Current 9th grade class is the largest with enrollment of 688 and current 1st grade is a close second with 682
- NBISD saw drop in kinder enrollment. We believe it is due to the recession that peaked 5 years ago. Birthrates usually drop during recessions and we are now seeing result of that in school enrollment.

- Demographer has provided 2 models for enrollment growth. Plan A shows low to moderate growth and Plan B shows moderate to high growth. These two scenarios will give committee an idea of how far out to plan for building and when and how to prepare for a bond election.

10 Year Forecast – A by grade level) (slide 17)

- NBISD will reach almost 9,000 enrollment in the fall of 2016 and over 10,000 in the fall of 2020
- 5-year growth = 1,461 students
- 2019/20 enrollment = 9,968
- 10-year growth = 3,493
- 2024-2025 enrollment = 12,003

10-year Forecast B by Grade Level (slide 18)

- NBISD will reach almost 9,000 enrollment in the fall of 2016 and more than 10,000 in the fall of 2020
- 5-year growth = 2,023
- 2019-2020 enrollment = 10,509
- 10-year growth = 4,985 students
- 2024-2025 enrollment = 13,471

10-year Forecast A by Elementary Campus (slide 20)

- Carl Schurz, County Line, Walnut Springs and Klein Road elementary campuses are operating at over-stated capacities
- By 2017, all elementary schools will be at or over capacity
- Total elementary enrollment will top 4,200 students by next fall
- Elementary enrollment will past 5,000 in 2020

10-Year Forecast – B by Elementary Campus (slide 21)

- By 2016, all elementary schools will be at or over capacity
- Total elementary enrollment will top 4,500 students by 2017
- Elementary enrollment will reach 5,000 in 2020

10-Year Forecast – A by Secondary Campus (slide 23)

- By 2018, New Braunfels MS will be at or over capacity
- Oak Run MS will reach capacity by 2018
- The 9th Grade Center will reach 750 students by 2018
- NBHS will reach capacity by 2019

10-Year Forecast – B by Secondary Campus (slide 24)

- By 2015, ORMS will be over capacity
- By 2017, NBMS will be over capacity
- The 9th Grade Center will reach 750 students by 2017
- NBHS will reach capacity by 2018

Summary (slide 27)

- Texas economy continues to be the strongest state economy in the country
- Austin-San Antonio will continue to be a leader in job population growth due to the diverse economy and its technology centers
- Annual start rate on pace to produce over 550 new homes in 2015
- Vacant Developed Lot supply is in good position to sustain new housing growth for 2015 but needs lot delivery to pick up soon to maintain that level
- Klein Road and Lone Star have the highest activity of new home starts
- NBISD can expect an increase of approximately 1,500 students during the next 5 years
- 2019-2020 enrollment projection 9,968
- NBISD is projected to have over 1,200 students for the 2024-2025 school year

STANTEC PRESENTATION

The representatives from Stantec gave the FPC an overview of recent construction projects that Stantec oversaw in NBISD.

They discussed a draft of the Process/Schedule for a Bond vote on either May 2015, November 2015 or May 2016 with the following phases: 1) Gather Data/Prepare for Planning; 2) Planning; 3) Calling the Election; and 4) Election. All estimates included a 10% inflation rate a year or .83 % a month.

SLIDE 7 - May 9, 2015, election would result in opening of a New Elementary in Fall 2017 with a 15-month construction timeline (\$24.1M estimated cost) and New Middle School (\$47.9M estimated cost) and Phase 2 New High School in Fall 2018 with a 26-month construction timeline (\$59M estimated cost). Total Bond Cost = \$130,948,665. Planning, design and bidding would begin after the election with costs funded through the bond.

SLIDE 9 - Nov. 3, 2015 election (Scenario 1) would result in opening of New Elementary in Fall 2018 with a 15-month construction timeline (\$26.3M) and New Middle School (\$50M) and Phase 2 New High School in Fall 2018 with a 20-month construction timeline (\$61.6M). Total Bond Cost = \$137,831,523. Planning, design and bidding would begin after the election with costs funded through the bond.

SLIDE 10 - Nov. 3, 2015 election (Scenario 2) would result in opening of New Elementary in Fall 2017 with a 17-month construction timeline (\$23.8M) and New Middle School (\$46.8M) and Phase 2 New High School in Fall 2018 with a 29-month construction timeline (\$57.7M). Total Bond Cost = \$128,271,000. This scheduled reflects planning and schematic design beginning prior to the bond election with design costs funded through the District's Fund Balance. All other design phase bidding would begin after the election with costs funded through the bond.

SLIDE 11 - May 14, 2016 election would result in opening of New Elementary in Fall 2018 with a 15-month construction timeline (\$26.3M) and New Middle School (\$52.1M) and Phase 2 New High School in Fall 2019 with a 26-month construction timeline (\$64.2M). Total Bond Cost = \$142,563,021. Planning, design and bidding would begin after the election with costs funded through the bond.

FPC members discussed a May versus a November election.

Chair Johnson gave history of the successful passage of bond elections in 2006 and 2010. He said the group also needs to consider a plan if the bond does not pass. He said the district would then have to invest in leasing portables since the students will come even if we don't have brick and mortar buildings to put them in. He also emphasized that NBISD is different than Comal ISD.

The Stantec representatives also mentioned that they are here to help the FPC by providing concise information and options. They want to help make a successful bond and help outline in detail what is being proposed in the bond.

The FPC will need to have future discussions to set trigger points in enrollment in order to better understand the timelines they are working on and need to consider.

Request Information or Needs of the Committee:

- Map with names of the schools with capacities (the architects have)
- Student teacher ratio
- Copy of the pdf presentations on the website
- Wants to know if there are any plans to phase-in by expanding current campus
- Cost to add square footage to current campuses
- List of where footage can be added
- Idea of trigger points that the district is looking at for each campus level
- How much money do we have to build without a bond election?
- Where are we going to put the schools?
- Can we look at current attendance zone so we don't want to have to continually move programs (i.e, Dual Language, special education)
- List of where we own properties or a map

Next meeting date: Feb. 19 at 6 p.m.

Adjourned at 7:34 p.m.

Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications