



New Braunfels Independent School District *Facilities Planning Committee Meeting Minutes*

DATE: April 16, 2015

LOCATION: NBISD Boardroom, 430 W. Mill St.

Present: Jana Cervantes, James Cohn, Kristen Fain, Patricia Hassmann, David Heefner, Jeff Jewell, Rob Johnson, David MacRoberts, Brett Mitchell, Tam Morris, Jason Ragsdale, Norma Renken, Larry Schwab, Jim Streeby, Jana Tavarez, and Tim Weste.

Absent: Kara Bock, Jim Callahan, Orlando Castilleja, Jay Dudley, Ellen Duncan, Marcus Etheridge, Robert Garza, DeeDee Mims, Sonia Munoz-Gill, John Oyer, and Tim Truitt

NBISD Support Staff in Attendance: Randy Moczygemba, Steve Brown, Vickie Pursch, Daryl Stoker and Rebecca Villarreal

Called to order at 6:05 p.m. by Frank Kelly from Stantec.

The Facilities Planning Committee (FPC) was given an overview of the Planning Options Schedule that includes Option A and Option B1.

\$201,734,866 is the total for all items currently identified for the bond program under Option A. The committee had already agreed that this amount was too large for one bond proposal.

Option B1 was introduced to the FPC and is focused on the growth at the elementary level. This would be the plan for a bond in November 2015 that totals an estimated \$62,636,400.

Option A includes building secondary schools with several undefined future projects. This second bond (Option A) could be proposed for a bond in November 2017 or sometime thereafter.

Option B1 Projects and Projected Total Cost:

New Elementary East	\$23,760,000
New Elementary West	\$23,760,000
Extend roadway and utilities to elementary site (West)	\$2,000,000
Convert Lone Star to Early Childhood Center	\$1,320,000
Renovate NBHS - facade work, roof, upgrades	\$4,857,600
Renovate NBHS Stadium Facilities - restrooms, concessions, seating, etc.	\$5,629,800
Cafeteria flooring replacement at CL, WS, ME	\$55,000
New Roof at DAEP	\$121,000
Existing Elem Furniture Upgrades	\$1,133,000
TOTAL	\$62,636,400

Elementary floor plans for Lone Star Elementary and Klein Road Elementary were recently reviewed. The staff was asked for input on the current design and for suggestions to improve the design. Klein Road Elementary School floor plan could possibly be used as the prototype for a future elementary school with suggested changes and modifications. Lone Star Elementary could potentially be converted into an Early Childhood Center that would require modifications for smaller and younger children. Lone Star currently houses students in pre-kindergarten through 5th grade.

One of the FPC members wanted to know if we could include playground equipment and library books in a bond. According to the NBISD administrative staff in attendance, the legal answers is "yes." She wanted to include some items like that in the bond. Chair Johnson said that the community is more susceptible to only allow money to be borrowed for "brick and mortar." Chair Johnson said that parents can help raise money for those types of items.

A brief discussion was held about new student desks being included in this bond.

Superintendent had a sample desk for the FPC to view to see how the desks are designed with technology in mind, different comfort amenities and features. He hopes to provide equity across the district, since the newer schools built under a bond would have the newer, modern furniture.

According to Daryl Stoker, the age of NBHS roof is 22 years and the age of the roof of NBISD's Disciplinary Alternative Education Program (DAEP) Building is approximately 30 years. The DAEP is currently housed in the building on San Antonio Street because the district wants to keep that program separate and not with another campus. NBISD owns that building and it is also the district's main hub for the technology network.

An FPC member expressed that it was important to include items in the bond that would benefit all campuses.

Questions were asked about the district's current fund balance. Is there any money there that can go towards the bond program? If so, we need to publicize that with the bond information shared with stakeholders.

Athletic Director Jim Streety said that the first question that someone will ask when told about the bond is "how much will my taxes go up?"

Chair Johnson wants to make sure that the committee can go forward and say that we are only including items in the bond that will move into the asset column for the district. He also added that Comal County will be having a bond election in November 2015. They will more than likely not have a tax rate increase.

One FPC member expressed her wants for the district to catch up on some of the issues like leaks, mold and rodents in our schools. This would benefit the greater good rather than new furniture. Also putting in the new furniture at all schools may not be the best way to go since they have not been piloted. The new schools being built under a bond could pilot the furniture and then the district could incorporate it at a later date, if the furniture was successful.

An FPC member shared that the upgrades to the stadium could be a negative portion of the bond. The amount is high and a large part of our total bond program. The estimates in the project were to replace the structures rather than renovate. The cost also included replacing the visitor's side bleachers. It also includes a 20 percent A&E cost and 10 percent inflation cost. The proposed stadium projects were identified as part of the bond in order to bring the facilities up to code.

Possible tax implication could be 1 cent to 1.5 cents.

The money identified for the NBHS renovations will be for the main building and include repairs and remodeling to the exterior, new roofing and upgrades to areas such as bathrooms that are the original fixtures.

An FPC member asked, if the location for the new elementary schools will be decided by the FPC or the school board? According to the Superintendent, the board would decide based on inventory of property available at the time we build.

The other site that is possible, besides the Westpointe area, is in Veramendi for the new elementary on the west side of the district.

The next meeting will be held on May 7, 2015. It will include a draft recommendation to the board for the FPC to edit and approve.

The FPC will also get an update on the tax implications from SAMCO (Westermans) that is based on the \$62.6 million.

FPC wants to discuss the NBHS renovations further and emphasize that the projects are based on sanitation and safety issues.

FPC did not ask for any other items or presentations to be at the May 7 meeting that had not already been announced.

Adjourned 7:44 p.m.

Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications