

Bond Project Updates

*MISD Bond Oversight Committee
Funding, Finance & Facilities Committee*

December 10, 2018





Repurpose of Current Irvin Elementary

Judy Walling, Courtney Carpenter & Nikki Nix

CTE - By the Numbers

Targeted Industry	Region % Growth from 2007-2017
Corporate Headquarters	83.1
Healthcare	46.6
Digital Technology	35
Transportation, Distribution Logistics & Warehouse	34.6
Finance & Insurance	13.7
Energy	10.4
Construction	10.3
Agribusiness	-3.7
Advanced Manufacturing	-10.2

Source:



Pathway Group Activity

Corporate Headquarters

Entrepreneurship, Banking, Business Offices

Healthcare

Hospital, Medical Offices, Physical Therapy

Digital Technology

Google, Cybersecurity, Computer System Analysts

Ag Mechanics & Metal

Animal Science

AV Production

PLTW Biomedical Science

Business Management

Cosmetology

Culinary Arts

Education & Training

PLTW Engineering - Civil and Aerospace

Family & Community Service

Graphic Design

Health Science

Human Services

Law Enforcement

Transportation, Distribution & Logistics

Video Game Design

The *Why* Behind the Repurpose of Current Irvin

- Recap of the Group Activity
- Proposed Programs
 - Instructional & Curricular Pathways for HS Students
 - IT/Cybersecurity
 - Entrepreneurship/INCubatoredu
 - Culinary Arts
 - PLTW Engineering
 - PLTW BioMed
 - Virtual Learning Opportunities
 - LEAP
 - District Daycare will be relocated to Irvin Repurpose & be housed in one section of the building
 - Infants through PreK
- DAEP relocated to the current maintenance building and maintenance relocated to Jenkins Center



Repurpose of Existing Irvin Elementary Proposal



Innovation Center
Proposed Entrance



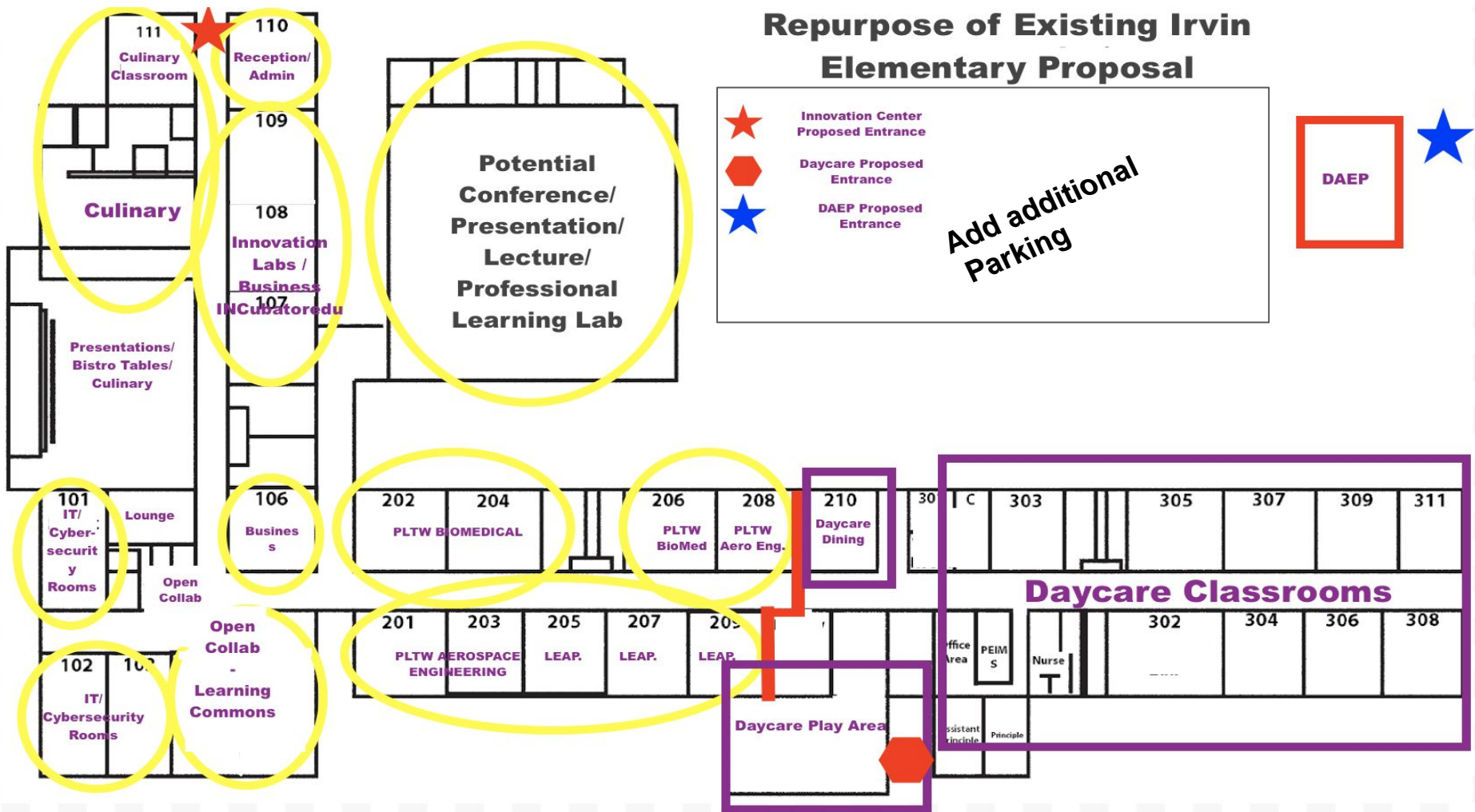
Daycare Proposed
Entrance



DAEP Proposed
Entrance

Add additional
Parking

DAEP





Update on Current 2016 Bond Projects

Dr. Ledbetter

Current 2016 Bond Projects

- Two years into the 2016 Bond Projects
- Approximately $\frac{1}{3}$ of the projects completed
- Approximately $\frac{1}{3}$ of the projects in progress
- Growth has continued ... 942 new students since the election in November 2016
- SDS growth forecast for next ten years remains strong
- DIP calls for a 10-year facility plan
- Bond market still favorable to selling remaining bonds



Current 2016 Bond Projects

- Bond Projects Completed

HVAC Replacements - LBE, MPE, Auxiliary ...	\$3.9M
Roof Replacements - LBE, MPE, JAV ...	\$1.0M
Technology Upgrades ...	\$9.6M
Middle School Playing Fields Upgrades ...	\$3.5M
Campus Renovations ...	\$8.3M
Land Acquisitions ...	\$1.8M



Current 2016 Bond Projects

- Bond Projects in Progress

J. R. Irvin Elementary ...	\$25.6M
Middle School #3 ...	\$67.0M
Baseball/Softball/Tennis Complex ...	\$12.7M
W. G. Roesler Athletic Complex ...	\$14.2M
Technology Upgrades ...	\$ 2.1M
Campus Renovations ...	\$ 1.7M
Land Acquisitions ...	\$ 0.3M





Review Future 2016 Bond Projects

Dr. Ledbetter

Current 2016 Bond Projects

- Bond Projects Still to Complete

Heritage High School Expansion ...	\$68.0M
Elementary School #8 ...	\$32.0M
Old Irvin Renovations ...	\$ 2.0M
Jenkins Renovations ...	\$ 1.0M
Multi-Purpose Stadium Upgrades ...	\$ 3.0M
Technology Upgrades ...	\$ 6.3M
Undesignated ...	\$ 4.0M
Land Acquisitions ...	TBD



Bond 2016 Recap

<u>Projects</u>	<u>Bond Package Dollars</u>
<u>Growth Management:</u> <ul style="list-style-type: none">• Elementary #8 (Rebuild of Irvin Elementary) - Opens Aug 2019• Elementary #9 - TBD• MS#3 - Opens Aug 2020• Heritage HS Additions - TBD• Renovations and repurposing of current facilities - In Progress• Upgrades including 21st century learning to existing facilities - In Progress	\$208,000,000 78% of Bond 2016 Package
<u>Technology, Security, & Capital Needs:</u> <ul style="list-style-type: none">• Classroom technology that enhances learning - In progress• Technology infrastructure & upgrades - In progress• Student & staff security improvements - In progress• Mechanical equipment replacements - Completed• Roof replacements - In progress	\$22,000,000 8% of Bond 2016 Package
<u>Athletics:</u> <ul style="list-style-type: none">• Repurpose of Don Floyd Stadium to BB/SB/Tennis Complex - Opens Jan 2019• Construction of MHS field house & fields w/ updates to current field house for usage by athletic programs - Summer/Fall 2019• Update MS fields to competition-ready - Opens Sept. 2018• Addition of offices at Multi-Purpose Stadium - TBD	\$38,000,000 14% of Bond 2016 Package
Total Bond Package	\$268,000,000



Long-Range Facilities Committee

Decision Points Required for Next Steps:

- Grade & age placements and arrangements (K-12)
- Ideal enrollment size for:
 - elementary school
 - middle school
 - high school
- Additional campus buildings needed to provide student opportunities
- Appropriate number of auxiliary buildings to accommodate growth and district needs now and in the future
- Timeline and location of construction for campuses and auxiliary





Current 2016 Bond Projects

Rola Fadel



J. R. Irvin Elementary

Irvin Elementary



Irvin Elementary



Area 3 - Kindergarten & 1st Grade -
Collaboration Area

Irvin Elementary



Area 3 - Kindergarten & 1st Grade -
Classroom Space



Area 3 - Kindergarten & 1st Grade -
Roof



MHS

Athletic Complex

BB/SB/Tennis

Midlothian HS Athletic Complex



Midlothian HS Athletic Complex



Baseball Field



Softball Field

Midlothian HS Athletic Complex



Tennis Courts



Field House



W.G Roesler Athletic Complex

W.G. Roesler Athletic Complex



W.G. Roesler Athletic Complex





Middle School #3

Middle School #3



Middle School #3





Financial Update

Jim Norris

2016 Bond Financial Report

November 30, 2018

- Sources to Date:

• Bond Sales	\$148,000,000
• 2011 Bond Carryover	\$ 2,422,081
• Earned Interest	\$ 2,318,943

- Uses to Date:

• Expenditures	\$ 40,275,001
• Committed Costs	\$ 95,845,162

[Link to Financial Report](#)





Review Current & Projected Bonding Capacity

Jim Norris

Bonding Capacity

During the 2016 School Bond Election, it was stated many times over that current and future growth in the District's tax base would fund the sale of these bonds if voters approved.

Bonds would **ONLY** be sold as needed and as the tax base grew to support the sales.



Bonding Capacity

- November 2016 Bond Election for \$268,000,000

■ Bond Sale	February 2017	\$ 28,000,000
■ Bond Sale	March 2017	\$ 40,000,000
■ Bond Sale	February 2018	\$ 80,000,000
■ Bonds Remaining To Sell		\$120,000,000



Bonding Capacity

The primary factor determining the District's bond capacity is the District's tax base

MISD Taxable Valuation	\$4,221,048,240
(2018-2019)	

Average Annual Growth	\$ 268,402,258
(past five years)	



Bonding Capacity

Five-Years Annual Taxable Valuation Growth

2018-2019	\$333,957,104
2017-2018	\$348,688,765
2016-2017	\$231,359,830
2015-2016	\$266,961,862
2014-2015	\$161,043,728



Bonding Capacity

Current MISD Bond Debt (Principal Only)

\$361,731,480



Bonding Capacity

BOK was given the following task:

Determine the District's estimated bond capacity in August 2020 given **no increase** in tax rate and **reasonable** forecasts for increase in tax valuations.



Bonding Capacity

BOK came up with three scenarios for annual taxable assessed valuation growth for the next 6 years:

Moderate TAV	\$268,402,258
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Optimistic TAV	\$300,000,000
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Largest TAV	\$348,688,765
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Bonding Capacity

Estimated Additional Bond Capacity-August 2020

Moderate TAV	\$ 99,575,000
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Optimistic TAV	\$111,795,000
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Largest TAV	\$130,625.000
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3rd Quarter Demographer Report

Jim Norris

Demographer Report -- Draft

- SDS has modified the rate of student growth but it remains strong

2 Qtr 2018	5.9% five years (annually)
	5.2% ten years (annually)

3 Qtr 2018	5.1% five years (annually)
	4.3% ten years (annually)



Demographer Report -- Draft

- Notable Numbers

10,013 students in 2019-2020

12,115 students in 2023-2024

14,021 students in 2027-2028



Demographer Report

DRAFT copy of 3rd Quarter Elementary 2018 forecast

Midlothian ISD - Campus Projections (Moderate Scenario)	Historical	Projected Fall Snapshot Enrollment (3Q18) DRAFT									
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Baxter Elementary		Campus Capacity = 750									
Total Enrollment	631	566	587	598	624	661	695	728	755	778	799
Capacity Utilization	84%	75%	78%	80%	83%	88%	93%	97%	101%	104%	107%
Space Remaining	119	184	163	152	126	89	55	22	-5	-28	-49
Irvin Elementary		Campus Capacity = 750									
Total Enrollment	338	642	682	716	742	750	773	786	788	789	790
Capacity Utilization	45%	86%	91%	95%	99%	100%	103%	105%	105%	105%	105%
Space Remaining	412	108	68	34	8	0	-23	-36	-38	-39	-40
Longbranch Elementary		Campus Capacity = 750									
Total Enrollment	594	636	679	735	831	917	984	1,044	1,100	1,150	1,180
Capacity Utilization	79%	85%	91%	98%	111%	122%	131%	139%	147%	153%	157%
Space Remaining	156	114	71	15	-81	-167	-234	-294	-350	-400	-430
Miller Elementary		Campus Capacity = 750									
Total Enrollment	718	683	690	690	696	701	707	711	710	706	704
Capacity Utilization	96%	91%	92%	92%	93%	93%	94%	95%	95%	94%	94%
Space Remaining	32	67	60	60	54	49	43	39	40	44	46
Mt. Peak Elementary		Campus Capacity = 750									
Total Enrollment	733	692	745	768	809	839	851	865	872	875	878
Capacity Utilization	98%	92%	99%	102%	108%	112%	113%	115%	116%	117%	117%
Space Remaining	17	58	5	-18	-59	-89	-101	-115	-122	-125	-128
Vitovsky Elementary		Campus Capacity = 750									
Total Enrollment	654	665	728	792	880	976	1,079	1,185	1,292	1,397	1,496
Capacity Utilization	87%	89%	97%	106%	117%	130%	144%	158%	172%	186%	199%
Space Remaining	96	85	22	-42	-130	-226	-329	-435	-542	-647	-746
McClatchey Elementary		Campus Capacity = 750									
Total Enrollment	635	654	680	690	704	729	740	751	763	771	770
Capacity Utilization	85%	87%	91%	92%	94%	97%	99%	100%	102%	103%	103%
Space Remaining	115	96	70	60	46	21	10	-1	-13	-21	-20
Elementary Totals		Total Elementary Capacity = 5,250									
Total Enrollment	4,303	4,538	4,791	4,989	5,286	5,573	5,829	6,070	6,280	6,466	6,617
Capacity Utilization	82%	86%	91%	95%	101%	106%	111%	116%	120%	123%	126%
Space Remaining	947	712	459	261	-36	-323	-579	-820	-1,030	-1,216	-1,367

Demographer Report

DRAFT copy of 3rd Quarter Secondary 2018 forecast

Midlothian ISD - Campus Projections (Moderate Scenario)	Historical	Projected Fall Snapshot Enrollment (3Q18) DRAFT									
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Frank Seale Middle	Campus Capacity = 1,200										
Total Enrollment	1,168	1,250	1,328	1,370	1,388	1,438	1,470	1,516	1,537	1,559	1,580
Capacity Utilization	97%	104%	111%	114%	116%	120%	123%	126%	128%	130%	132%
Space Remaining	32	-50	-128	-170	-188	-238	-270	-316	-337	-359	-380
Walnut Grove Middle	Campus Capacity = 1,200										
Total Enrollment	1,121	1,177	1,187	1,248	1,256	1,316	1,348	1,445	1,552	1,607	1,652
Capacity Utilization	93%	98%	99%	104%	105%	110%	112%	120%	129%	134%	138%
Space Remaining	79	23	13	-48	-56	-116	-148	-245	-352	-407	-452
Middle School Totals	Total Middle School Capacity = 2,400										
Total Enrollment	2,289	2,427	2,515	2,618	2,644	2,754	2,818	2,961	3,089	3,166	3,232
Capacity Utilization	95%	101%	105%	109%	110%	115%	117%	123%	129%	132%	135%
Space Remaining	111	-27	-115	-218	-244	-354	-418	-561	-689	-766	-832
Heritage High	Campus Capacity = 1,100										
Total Enrollment	970	1,039	1,086	1,137	1,173	1,188	1,225	1,255	1,300	1,380	1,423
Capacity Utilization	88%	94%	99%	103%	107%	108%	111%	114%	118%	125%	129%
Space Remaining	130	61	14	-37	-73	-88	-125	-155	-200	-280	-323
Midlothian High	Campus Capacity = 2,500										
Total Enrollment	1,831	2,009	2,083	2,235	2,474	2,599	2,784	2,861	2,905	3,009	3,071
Capacity Utilization	73%	80%	83%	89%	99%	104%	111%	114%	116%	120%	123%
Space Remaining	669	491	417	265	26	-99	-284	-361	-405	-509	-571
High School Totals	Total High School Capacity = 3,600										
Total Enrollment	2,801	3,048	3,169	3,372	3,648	3,787	4,009	4,116	4,205	4,389	4,494
Capacity Utilization	78%	85%	88%	94%	101%	105%	111%	114%	117%	122%	125%
Space Remaining	799	552	431	228	-48	-187	-409	-516	-605	-789	-894
District Totals (PK-12)	Total District Capacity = 11,250										
Total Enrollment	9,393	10,013	10,475	10,979	11,578	12,115	12,656	13,147	13,574	14,021	14,343
Capacity Utilization	83%	89%	93%	98%	103%	108%	112%	117%	121%	125%	127%
Space Remaining	1,857	1,237	775	271	-328	-865	-1,406	-1,897	-2,324	-2,771	-3,093

OVER 100% OF CAMPUS CAPACITY
Annual Chg.

519	620	462	504	598	537	541	492	427	447	322
5.8%	6.6%	4.6%	4.8%	5.5%	4.6%	4.5%	3.9%	3.2%	3.3%	2.3%

10-Year Facility Needs

Over the 10 ten years, MISD will grow by 4,950 students--

- Elementary Students 2,314
- Middle Schools 943
- High Schools 1,693





Technology & Security Upgrades

Technology & Security

Projects

Current

- Secondary Wireless Upgrades - COMPLETED (August 2017)
- New Fiber Optic Network (UPN) - 95% Complete (July 2018)
- Structured Cabling - COMPLETED (August 2018)
- Video Surveillance - COMPLETED (August 2018)
- Access Control - COMPLETED (August 2018)
- PA/Bell/Clock - September 10, 2018 - (February 2019)
- Elementary Classroom Technology - COMPLETED (August 2018)
- Data Center Server Infrastructure - RFP mid-September - (March 2019)

Future

- Secondary Classroom Technology - Forming



The background features a series of concentric, overlapping curved bands in various shades of blue, ranging from deep navy to light sky blue, transitioning into a white space on the right. The word "Communications" is centered in the white area.

Communications

Fall Update: Completed

Completed:

Fall Newsletter & Social Media Campaign:

- Newsletter distributed via email
- Social media campaign

Completed:

Irvin Elementary Rebuild Groundbreaking Event


Ongoing:

State of the District:

- All campuses
- All community groups (City, Realtors, Chamber, PTO/Boosters)

MIDLOTHIAN ISD INVITES YOU TO ATTEND THE GROUNDBREAKING CEREMONY FOR

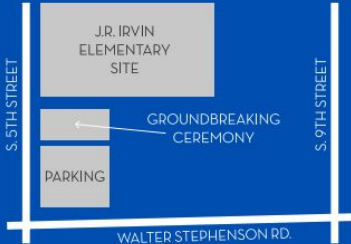
J.R. IRVIN ELEMENTARY SCHOOL



SEPTEMBER 17 | 4:30 PM
600 5th Street, Midlothian, TX 76065

Please RSVP by September 10 to
Karen Permetti at Karen_Permetti@mid.isd.net

BOND2016



J.R. IRVIN ELEMENTARY SITE
PARKING
GROUNDBREAKING CEREMONY
S. 5TH STREET
S. 9TH STREET
WALTER STEPHENSON RD.

Coming Soon:

MHS Athletic Complex

- *To Be Determined* - Opening Day/Season Ceremony

W.G. Roesler Athletic Complex

- *To Be Determined* - Opening Ceremony

Middle School 3 Groundbreaking

- Monday, March 18 - 4:30 pm





Next Scheduled Meeting

Rezoning Attendance Boundaries

March 28, 2019

5:30 p.m.





Questions & Comments