

Master Facility Planning Committee Meeting 6: Thursday, May 31, 2018 Taylor Elementary School

Agenda

- Welcome
- Meeting 5 Recap & Prioritization Activity Results
- Discussion about Bonding Capacity & Tax Impact Scenarios
- Educational Delivery and the Learning Environment
- Potential Projects with Cost Analysis & Prioritization Activity
- Discussion about Recommendations & Consensus
- Closing





Meeting 5 Recap

Cary Etter

Potential Projects – Abilene High School

- Renovation / Conversion of existing CTE program moved to CTE Center.
- Fine Arts: Build new band rehearsal hall.
- Fine Arts: Renovate existing Band Hall area for large ensemble room, storage, and practice rooms for band and choir.
- Fine Arts: Convert second story area to storage only.
- Fine Arts: Renovate/upgrade choir hall.
- Fine Arts: Renovate art labs.
- Fine Arts: Stage sound & lighting upgrades.
- Athletics: Synthetic Turf Field, sports lighting, press box, sound system, and seating for 1,000.
- Athletics: Sports lighting at Baseball field, Softball field, and Tennis Courts.
- Athletics: Synthetic turf at Baseball and Softball fields.
- Capital Improvements: Mechanical Equipment
 - Replace all 2 pipe system with Trane VRF system
 - Replace all MZRTUs 1984
 - Replace PRTUs 2007
 - Replace AHUs 2007



Abilene High School



Potential Projects – Cooper High School

- Renovation / Conversion of existing CTE program moved to CTE Center.
- Fine Arts: Build new band rehearsal hall and support spaces.
- Fine Arts: Renovate existing Band Hall area for an orchestra hall.
- Fine Arts: Convert second story area to storage only.
- Fine Arts: Renovate/upgrade choir hall.
- Fine Arts: Renovate art labs.
- Fine Arts: Stage sound & lighting upgrades.
- Athletics: Synthetic Turf Field, sports lighting, press box, sound system, and seating for 1,000.
- Athletics: Sports lighting at Baseball field, Softball field, and Tennis Courts.
- Athletics: Synthetic turf at Baseball and Softball fields.
- Capital Improvements: Mechanical Equipment
 - Replace 2 pipe system with Trane VRF system
 - Replace all RTUs 2005
 - Replace 2 MZPRTUs 2005



Cooper High School



Potential Projects - Shotwell Stadium

- 8 lane all-weather track, Synthetic Turf Field, sports lighting, press box, sound system, and seating for 1,200.
- Replacement of the existing press box.
- Stadium lighting retrofit to LED.
- Capital Improvements:
 - Replace Dressing Rooms RTUs 2004, Restrooms (NE & NW)
 PRTUs 2004
 - Replace original restrooms Gas unit-heaters 1990



Shotwell Stadium



Potential Projects – Mann Middle School

- Replace existing furniture with collaborative, flexible furniture.
- Fine Arts: Build a new band hall and renovate existing band hall for orchestra.
- Fine Arts: Renovate existing choir room with enhanced acoustics.
- Fine Arts: Renovate existing art lab and provide new furniture.
- Athletics: 4 lane all-weather track with long jump pit and pole vault pits at the ends of the straight away.
- Athletics: 40' x 70' pre-engineered building for weight room, workout area, and storage.
- Athletics: Replace the bleachers in the main gym.
- Athletics: Provide poles and nets for golf.
- Capital Improvements: Mechanical Equipment
 - Replace all Main Bldg/ Kitchen RTUs -2005
 - Replace Fine Arts/ Auditorium 2 pipe system



Mann Middle School



Potential Projects – Madison Middle School

- Replace existing furniture with collaborative, flexible furniture.
- Fine Arts: Build a new band hall and renovate existing band hall for orchestra.
- Fine Arts: Renovate existing choir room with enhanced acoustics.
- Fine Arts: Renovate existing art lab and provide new furniture.
- Athletics: 4 lane all-weather track with long jump pit and pole vault pits at the ends of the straight away.
- Athletics: 40' x 70' pre-engineered building for weight room, workout area, and storage.
- Athletics: Replace the bleachers in the main gym.
- Athletics: Provide poles and nets for golf.
- Capital Improvements: Mechanical Equipment
 - Replace all Main Bldg/ Kitchen RTUs -2005
 - Replace Fine Arts/ Auditorium 2 pipe system



Madison Middle School





Potential Projects – Clack Middle School

- Replace existing furniture with collaborative, flexible furniture.
- Athletics: 4 lane all-weather track with long jump pit and pole vault pits at the ends of the straight away.
- Athletics: 40' x 70' pre-engineered building for weight room, workout area, and storage.
- Athletics: Replace the bleachers in the main gym.
- Athletics: Provide poles and nets for golf.
- Capital Improvements: Mechanical Equipment
 - Replace North Wing RTUs 2006



Clack Middle School





Potential Projects – Craig Middle School

- Replace existing furniture with collaborative, flexible furniture.
- 40' x 70' pre-engineered building for weight room, workout area, and storage.
- Replace the bleachers in the main gym.
- Provide poles and nets for golf.
- Capital Improvements: Mechanical Equipment
 - Replace 2 20 ton Cafeteria units



Craig Middle School





Additional Capital Improvement (Mechanical) Considerations

- **Bonham Elementary**: Replace Gym PRTU 2005
- Bowie Elementary: Replace Gym PRTU -2005
- Crockett Elementary: Replace MZRTUs -2002 and Gym PRTU - 2005
- Jackson Elementary: Replace Gym PRTU -2005
- Johnston Elementary: Replace Gym PRTU -2005
- Long ELC: Replace Gym PRTU 2005, Bldgs 1-3/ Kitchen RTUs - 2006
- Reagan Elementary: Replace all RTUs -2006 and Gym PRTU - 2005
- Alta Vista: Replace original building RTUs

- Jefferson: Replace 2 pipe system with Trane
 VRF system; Replace Gymnastics Gym RTU
- Maintenance Facility: Replace Front Office PRTU - 1990
- Planetarium: Replace PRTUs 2004
- One AISD Center: Replace RTUs 2005, 17
 AHUs (part of the 2 pipe system)
- Shotwell Stadium: Replace Dressing Rooms RTUs – 2004; Restrooms (NE & NW) PRTUs – 2004; Replace original restrooms - Gas unitheaters - 1990
- Technology: Replace East area PRTUs 2004

Group Prioritization Results

CATEGORY/CAMPUS	PROJECT	PROJECT RATING TOTAL	
		Weighted Value	
Abilene High School	Sports Lighting - Baseball, Softball, Tennis	4.89	
Cooper High School	Sports Lighting - Baseball, Softball, Tennis	4.89	
Abilene High School	Sub-varsity / Practice field	4.79	
Cooper High School	Sub-varsity / Practice field	4.79	
Replacement Schools	Replacement Campus for Austin Elementary School (750 Students)	4.59	
Cooper High School	Fine Arts - Band / Choir - Option 2	4.53	
Abilene High School	Fine Arts - Band / Choir - Option 2	4.50	
Madison Middle School	Capital Improvements	4.41	
Mann Middle School	Capital Improvements	4.41	
Replacement Schools	Replacement Campus for Taylor Elementary School (750 Students)	4.39	
Clack Middle School	Capital Improvements	4.34	
Craig Middle School	Capital Improvements	4.34	
Shotwell	Capital Improvements	4.25	
Shotwell	Shotwell Stadium - New Track & Field Complex	4.24	
Abilene High School	Synthetic Turf at Baseball and Softball	4.24	
Cooper High School	Synthetic Turf at Baseball and Softball	4.24	
Clack Middle School	Athletics - Track and Field	4.00	
Madison Middle School	Athletics - Track and Field	4.00	
Mann Middle School	Athletics - Track and Field	4.00	
Abilene High School	Capital Improvements	3.99	
Cooper High School	Capital Improvements	3.99	
Career & Technology Cente		3.75	
Crockett Elementary School		3.75	
Madison Middle School	Fine Arts - Band and Orchestra	3.73	
Mann Middle School	Fine Arts - Band and Orchestra	3.73	
Long ELC	Capital Improvements	3.71	
Shotwell	Shotwelll Stadium Pressbox	3.69	
Madison Middle School	Fine Arts - Choir and Art	3.69	
Mann Middle School	Fine Arts - Choir and Art	3.69	
Abilene High School	Renovations to Repurpose Existing CTE Space Not Utilized	3.66	
Cooper High School	Renovations to Repurpose Existing CTE Space Not Utilized	3.66	
Alta Vista	Capital Improvements	3.51	

Abilene High School	Fine Arts - Stage renovations	3.41
Cooper High School	Fine Arts - Stage renovations	3.41
Bonham Elementary School	Capital Improvements	3.41
Bowie Elementary School	Capital Improvements	3.41
Planetarium	Capital Improvements	3.41
Center for Technology	Capital Improvements	3.40
Jackson Elementary School	Capital Improvements	3.36
Johnston Elementary School	Capital Improvements	3.36
Reagan Elementary School	Capital Improvements	3.34
Maintenance Facility	Capital Improvements	3.25
Replacement Schools	Replacement Campus for Dyess Elementary School (750 Students)	3.23
One AISD Center	Capital Improvements	3.15
Jefferson Center	Capital Improvements	3.03
Clack Middle School	Athletics - Weight Room, Mat Room, Storage	2.86
Craig Middle School	Athletics - Weight Room, Mat Room, Storage	2.86
Madison Middle School	Athletics - Weight Room, Mat Room, Storage	2.86
Mann Middle School	Athletics - Weight Room, Mat Room, Storage	2.86
Shotwell	Shotwelll Stadium Lighting Retrofit	2.84
Abilene High School	Fine Arts - Art Labs	2.64
Cooper High School	Fine Arts - Art Labs	2.64
Clack Middle School	Flexible Collaborative Furniture	2.60
Craig Middle School	Flexible Collaborative Furniture	2.60
Madison Middle School	Athletics - Gym Telescoping Bleacher Replacement	2.58
Mann Middle School	Athletics - Gym Telescoping Bleacher Replacement	2.54
Madison Middle School	Flexible Collaborative Furniture	2.51
Mann Middle School	Flexible Collaborative Furniture	2.51
Career & Technology Center	CTE Center Option 2 - ATEMS Not Included	1.67
Clack Middle School	Athletics - Gym Telescoping Bleacher Replacement	1.39
Craig Middle School	Athletics - Gym Telescoping Bleacher Replacement	1.39
Abilene High School	Fine Arts - Band / Choir - Option 1	0.00
Cooper High School	Fine Arts - Band / Choir - Option 1	



One additional project to consider tonight:

Technology Support Space:

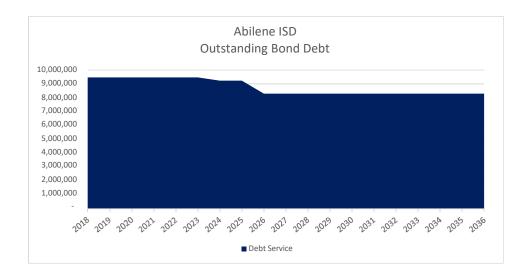
- Option 1 Woodson Early Childhood Center
- Option 2 Add on to Career & Technology Center, if built

(ID# 67 and 68 on your spreadsheets)



Abilene ISD
Outstanding Bond Debt

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FYE		FYE		
31-Aug	Principal	Interest	Debt Service	
2018	4,770,000	4,697,400	9,467,400	2018
2019	4,990,000	4,477,700	9,467,700	2019
2020	5,245,000	4,222,125	9,467,125	2020
2021	5,515,000	3,953,125	9,468,125	2021
2022	5,800,000	3,670,250	9,470,250	2022
2023	6,095,000	3,372,875	9,467,875	2023
2024	6,145,000	3,082,425	9,227,425	2024
2025	6,435,000	2,799,675	9,234,675	2025
2026	5,785,000	2,510,375	8,295,375	2026
2027	6,080,000	2,213,750	8,293,750	2027
2028	5,540,959	2,757,666	8,298,625	2028
2029	3,390,828	4,909,672	8,300,500	2029
2030	3,184,715	5,110,785	8,295,500	2030
2031	3,001,381	5,294,119	8,295,500	2031
2032	6,625,000	1,669,875	8,294,875	2032
2033	6,965,000	1,330,125	8,295,125	2033
2034	7,325,000	972,875	8,297,875	2034
2035	7,700,000	597,250	8,297,250	2035
2036	8,095,000	202,375	8,297,375	2036
	108,687,883	57,844,442	166,532,325	



Bonding Capacity & Tax Impact Summary

November 2018 Bond Election

				Calculated I&S Rate (1)	
Issue Size	Term	Structure	Maximum Tax Rate Through 2025	Increase Above FY 2018 Rate of \$.1583	Maximum Tax Rate 2026 Through Final
5 cent I&S Rate Increase					
\$20,240,000	20 year	Level DS	\$0.2083	\$0.0500	\$0.1864
\$22,705,000	25 year	Level DS	0.2083	0.0500	0.1863
10 cent I&S Rate Increase					
\$53,105,000	20 year	Level DS	0.2583	0.1000	0.2364
\$59,590,000	25 year	Level DS	0.2583	0.1000	0.2363
15 cent I&S Rate Increase					
\$85,540,000	20 year	Level DS	0.3083	0.1500	0.2863
\$96,530,000	25 year	Level DS	0.3083	0.1500	0.2864
20 cent I&S Rate Increase					
\$118,095,000	20 year	Level DS	0.3583	0.2000	0.3352
\$132,585,000	25 year	Level DS	0.3583	0.2000	0.3352
25 cent I&S Rate Increase					
\$146,480,000	20 year	Level DS	0.4083	0.2500	0.3826
\$164,405,000	25 year	Level DS	0.4083	0.2500	0.3827



Abilene ISD

November 2018 Bond Election - Tax Rate Analysis

Projected

FY 2018 I&S

Tax Rate

of \$0.1583

\$0.0500 \$0.1000 \$0.1500 \$0.2000 \$0.2500

	ANNUAL - Home Value Before Exemption (1)										
\$80,000 \$107,0			107,000	\$150,000		\$200,000		ç	\$250,000		
	Α	Annual		Annual		Annual		Annual		Annual	
	\$	27.50	\$	41.00	\$	62.50	\$	87.50	Ş	\$ 112.50	
		55.00		82.00		125.00	ı	175.00		225.00	
		82.50		123.00		187.50	ı	262.50		337.50	
		110.00		164.00		250.00	ı	350.00		450.00	
		137.50		205.00		312.50		437.50		562.50	

Projected

FY 2018 I&S

Tax Rate

of \$0.1583

\$0.0500 \$0.1000 \$0.1500 \$0.2000 \$0.2500

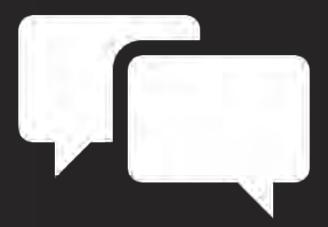
MONTHLY - Home Value Before Exemption (1)									
\$80,000 \$			\$107,000 \$150,000		150,000	\$200,000		\$250,000	
M	Monthly		Monthly		Monthly		Monthly		Monthly
\$	2.29	\$	3.42	\$	5.21	\$	7.29	\$	9.38
	4.58	l	6.83		10.42		14.58		18.75
	6.88	l	10.25		15.63		21.88		28.13
	9.17	l	13.67		20.83		29.17		37.50
	11.46		17.08		26.04		36.46		46.88

(1) All Texas homeowners are eligible to receive a \$25,000 State homestead exemption on school taxes. (e.g. \$150,000 home less \$25,000 mandatory homestead exemption equals \$125,000 in taxable value).

^{*} Average home value in Abilene ISD: \$107,000.







Large Group
Conversation about
Bonding Capacity

Guiding Questions



What are we comfortable with?

What will the community support?



Educational Delivery and the Learning Environment

Huckabee

Educational Trends

CULTURE

- + Empowerment
- + Innovation
- + Persistence
- + Trust
- + Interdependence

SPACE

- + Variety of Scale
- + Learning Opportunities throughout
- + Break-out areas
- + Supervision of whole, instruction of one
- + Flexibility

INSTRUCTIONAL TOOLS

- Allow for expression of thought (by teachers and students)
- + Available throughout (not just classrooms)
- + Accessible (to teachers and students)
- + Promotes Creativity
- + Variety for various skill sets

EXPERIENCE

- + Independent and Collaborative Learning
- + Real-world Applications
- + Problem-based Learning
- + Expression of Thought
- + Failure and Success

FURNITURE

- + Moveable, Adaptable
- + Provided throughout
- + Individual and Group (Appropriate to learning)
- + Built for Students
- + Built for Various Personalities

TECHNOLOGY

- + Anywhere provided throughout
- + Anytime reliable
- + Anyone iPads, Chromebooks
- + Adaptable Future change
- + Integrated unnoticeable



What People Almost Never Say

Sitting in rows

45/60/90 minute blocks

One subject curriculum

One subject area focus

Age grouped

No real world application

Teacher controlled

Emphasis on grades

Standardized assessment

Someone else's questions

No choice/no agency

Lack of relevance

Handing it in



Traditional Classrooms





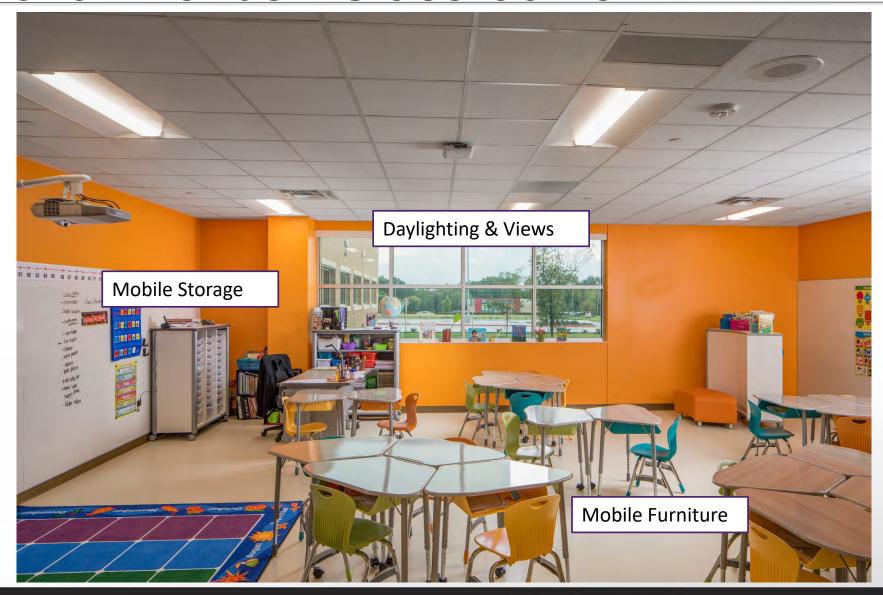


Educational Trends - Classrooms



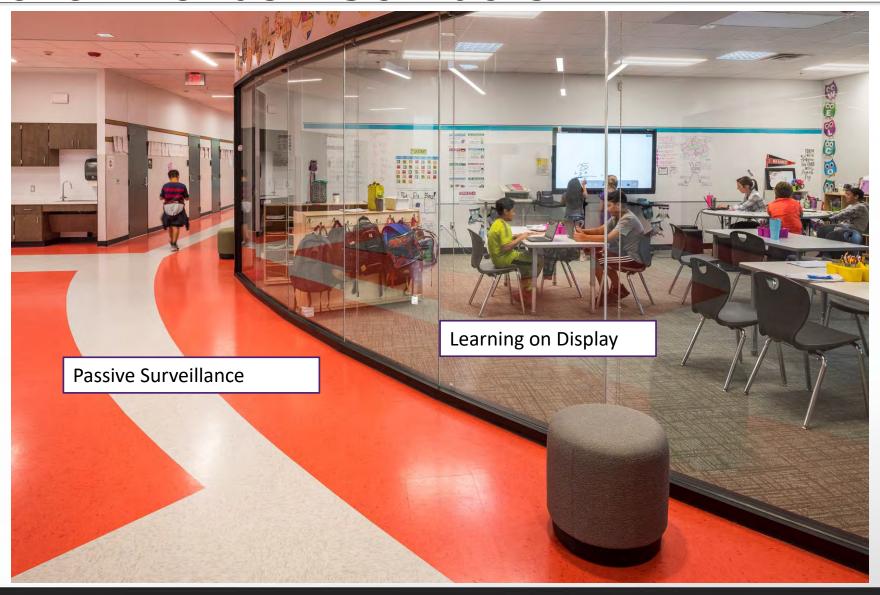


Educational Trends - Classrooms



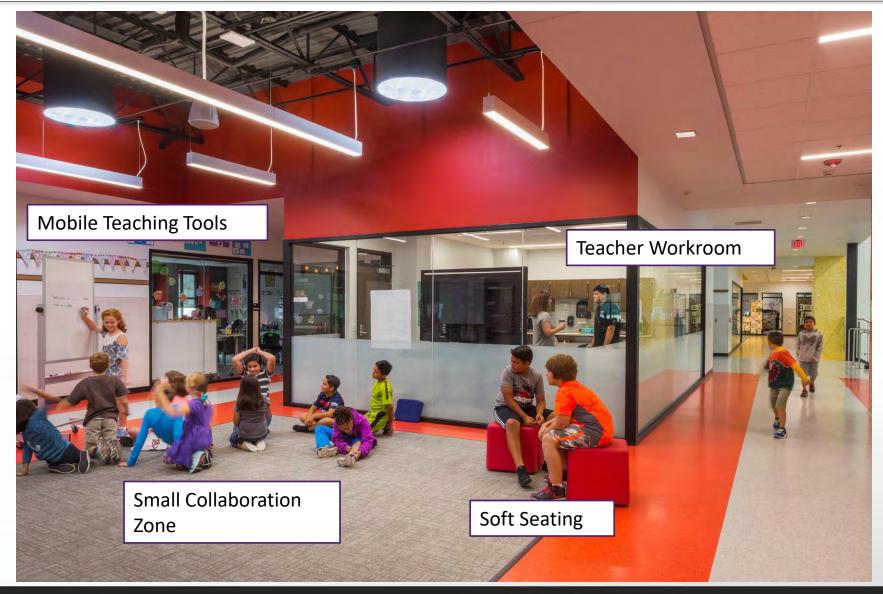


Educational Trends - Corridors





Educational Trends - Corridors/Commons

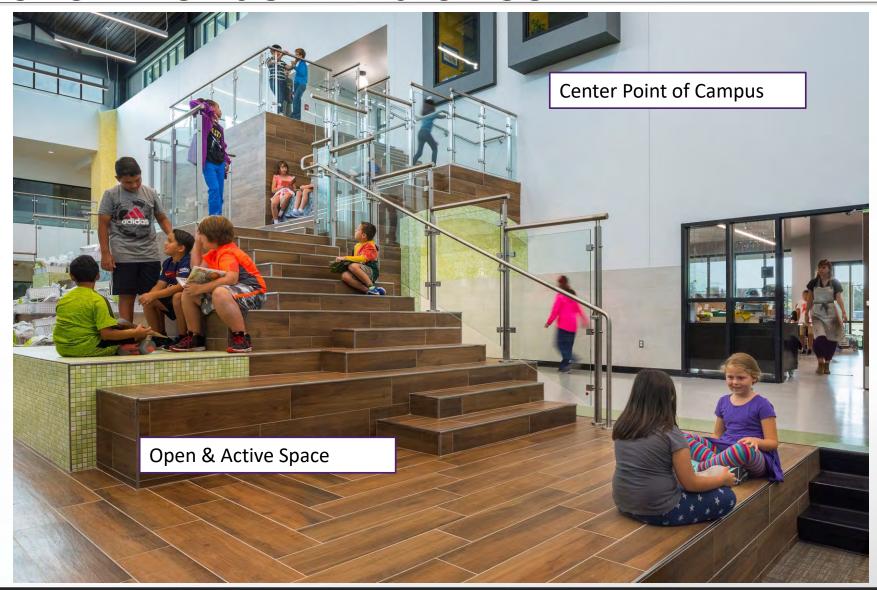


Educational Trends - Libraries





Educational Trends – Libraries



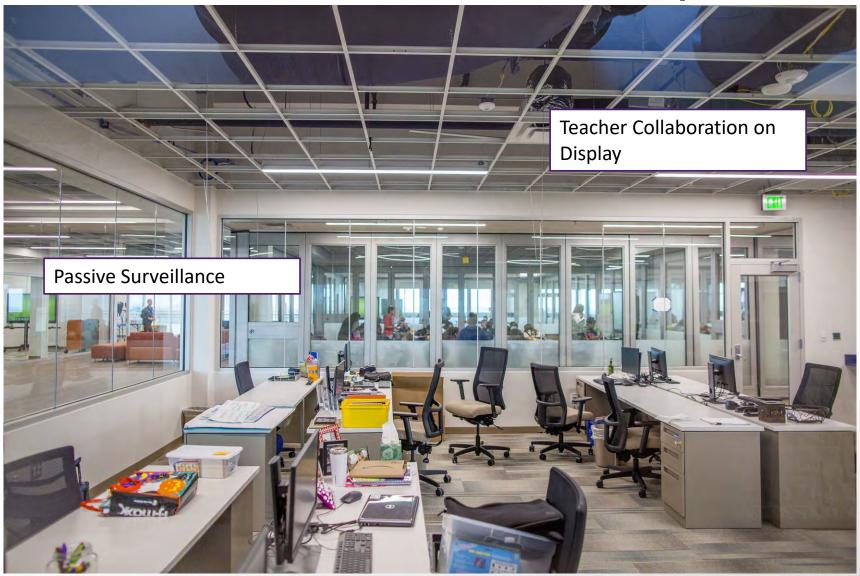


Educational Trends – Professional Spaces



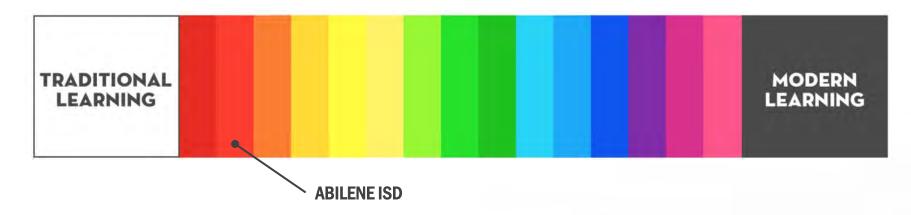


Educational Trends - Professional Spaces





Educational Delivery and the Learning Environment

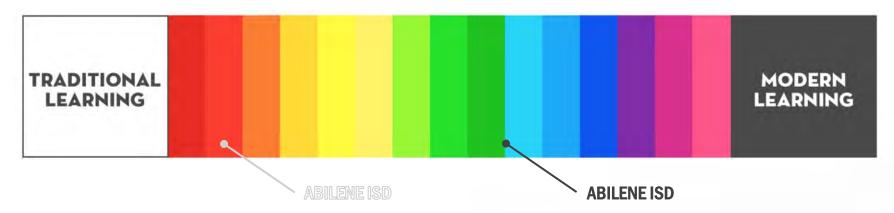


Current Conditions

- Traditional Learning Style on the Spectrum
- Very Compliant Teaching Styles
- Lots of Traditional Systems
- Strong Desire to Move on the Spectrum
- Heading in the Right Direction



Educational Delivery and the Learning Environment



Moving the Spectrum

- Tons of Work To Do
- How to Move the Spectrum and Facilities Needs
- Modern Learning Style
 - New Facilities
 - Existing Facilities
 - Best First Impact
 - Professional Development





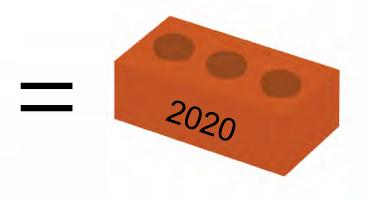
Potential Projects with Cost Analysis

Huckabee

Understanding Costs: BUILDING A PROJECT BUDGET







CURRENT CONSTRUCTION COST

Bricks, mortar, roof etc. –
Estimated what it would cost to pay a contractor to do that work

ESCALATION

Dollars of construction inflation that occur from today's date until **BID DAY** Example:

Gallon of milk in 2014: \$3.15 Gallon of milk in 2016: \$4.25

TOTAL CONSTRUCTION COST

Estimate of projected contractible bids



Understanding Costs: BUILDING A PROJECT BUDGET



TOTAL CONSTRUCTION COST

Estimate of projected contractible bids



SOFT COSTS

Building permits, surveys and design fees







FURNITURE FIXTURES & EQUIPMENT (FFE)

Building furniture, classroom chairs, cafeteria tables, etc.



TECHNOLOGY

Servers
Telephone
Security
Cameras

Computers



CONTINGENCY

Emergency funds to cover unforeseen/ unexpected items such as material spikes, labor shortages or natural disasters



Opinion of Probable Costs (OPC)

OPC Includes:

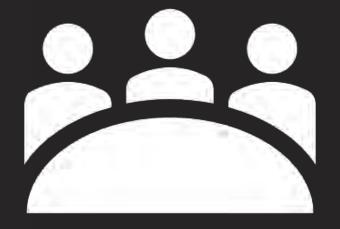
- Estimated Const. Cost
- Escalated Const. Cost
- Total Fees & Contingency
- FFE
- Total Cost

ID #
corresponds
to all
spreadsheets

ov	ember 2018 Bond				FF&E 6.00%				
2		Etilmete⊲	Construction Ctc:	fotol Fees & mlingency	FF&E Yel,EMS, &	Tatals			
ĩ	Auc n ES	_							
	1.1 Austin Elementary School (750 Students)	\$17,036,000	\$18,331,552	\$2,383,102	\$1,242,879	\$21,957			
2	raylor ES								
	2.1 Taylor Elementary School (750 Students)	\$17,482,500	\$18,812,008	\$2,445,561	\$1,275,454	\$22,533			
3	Dyess ES 3.1 Dyess Elementary School (750 Students)	\$17.482.500	\$19,791,213	\$2,572,858	\$1,341,844	\$23,705			
		\$17,462,500	\$13,731,213	\$2,572,000	\$1,541,644	\$20,705			
4	CTE Campus 4.1 Career and Technology Center - Option 1 (ATEMS included)	\$34,780,000	\$38,712,632	\$5,032,642	\$5,249,433	\$48,994			
5	CTE Compus								
	4.2 Career and Technology Center - Option 2 (ATEMS not inclided)	\$25,662,000	\$28,563,645	\$3,713,274	\$3,873,230	\$36,150			
6	Abilene High School			*****		70.00			
	5.1 Fine Arts - Band / Choir - Option 1	\$1,944,000	\$2,225,678	\$311,595	\$152,236	\$2,689,			
7	Abilene High School 5.2 Fine Arts - Band / Choir - Option 2	\$2,378,000	\$2,722,563	\$381,159	\$186,223	\$3,289			
8	Abilene High School								
	5.3 Fine Arts - Art Lebs	\$562,500	\$644,004	\$90,161	\$44,050	\$778			
9	Abilene High School								
	5.4 Fine Arts - Stage renovations	\$1,100,000	\$1,259,386	\$176,314	\$86,142	\$1,521			
10	Abilene High School \$1,456,000 \$1,666,969 \$233,376 \$114,021 \$2,0								







Small Group Activity
to Discuss &
Prioritize Potential
Projects with Costs

Group Prioritization Activity, with Costs

	TABLE 2 CATEGORY/CAMPUS	ABILENE ISD FACILITY PROJECT PRIORITIZATION								
							RATING FACTOR	The state of the s	EQUITY	PROJECT RATING TOTAL
ID#		PROJECT	COST		URGENCY/ NEED	BENEFIT TO A	ATTRACTIN G			
					30% -	30% 🔻	20% -	15% -	5%	Weighted Value
1	Replacement Schools	Replacement Campus for Austin Elementary School (750 St	dei \$21,957,533	3	5	5	5	5	5	5,00
2	Replacement Schools	Replacement Campus for Taylor Elementary School (750 Su	dei \$22,533,023	3	5	5	5	5	5	5.00
3	Replacement Schools	Replacement Campus for Dyess Elementary School (750 otto	de \$23,705,915	5	4	5	5	4	5	4,55
4	Career & Technology Ce	CTE Center Option 1 - ATEMS Included	\$48,994,707	7	5	5	5	5	5	5,00
5	Career & Technology Ce	CTE Center Option 2 - ATEMS Not Included	\$36,150,149	9						0.60
6	Abilene High School	Fine Arts - Band / Choir - Option 1	\$2,689,509	9						0.00
7	Abilene High School	Fine Arts - Band / Choir - Option 2	\$3,289,945	5	3	4	4	4	3	3,65
9	Abilene High School	Fine Arts - Art Labs	\$778,215	5	3	4	3	3	3	3.30
ō	Abilene High School	Fine Arts - Stage Renovations	\$1,521,842	2	2	3	3	3	3	2.70
10	Abilene High School	Renovations to Repurpose Existing CTE Spaces Not Utilized	\$2,014,365	5	3	3	3	3	3	3.00
11	Abilene High School	Sub-varsity / Practice Field	\$2,045,611	Ē	5	5	5	5	5	5.00
12	Abilene High School	Sports Lighting - Baseball, Softball, Tennis	\$845,758	3	5	5	5	5	5	5,00
13	Abilene High School	Synthetic Turf at Baseball and Softball	\$2,389,787	7	4	4	4	4	4	4.00
44	Abilene High School	Capital Improvements	\$6,786,944	1	3	4	1	3	3	2.90



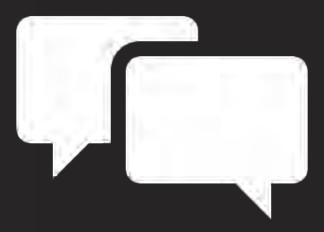
Group Prioritization Activity

Now that you know the potential cost for each project, discuss as a group and determine if you want to re-assign any of the rankings from last week.

0 = lowest priority

5 = highest priority





Discussion about Recommendations & Consensus



Questions?



Thank you!

Next Meeting

Thursday, June 14

6 – 8 p.m.

Abilene High School

2800 N. 6th St.