

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

Long Range Facilities Planning Committee
2014 Bond Program
Meeting #5

May 27, 2014



AGENDA

- Welcome from Chair
 - Consider Approval of Prior Meeting Minutes
- Financial Analysis
- Facilities Tour Recap
- Demographic Report
 - Consider Facility Scenarios
- Master Schedule/Meeting Overview
- Meeting Schedule

Financial Analysis

Brazosport Independent School District

Tax Rate and Capacity Analysis

Target Rate: \$ 0.2000

Scenario I

Max Increase: \$ -

Fiscal Year Ending	Taxable Assessed Valuation	Assumed Growth Rate	All Chapter 113 Agreements	Net Taxable Assessed Valuation	Outstanding Debt Service	\$14,250,000	MaInt. Bond \$6,000,000/3yrs Rolling 3-Yrs. @ 4.00% Debt Service	\$30,000,000	\$30,000,000	\$40,000,000	Cash/CAPI Contribution	Total Debt Service	I & S Tax Rate 98.00% Collections	State Assistance		I & S Tax Rate 98.00% Collections	Tax Year Ending
						Series 2015 @ 4.00% ⁽¹⁾ Debt Service	\$30,000,000 Series 2015 @ 5.00% ⁽¹⁾ Debt Service	\$30,000,000 Series 2017 @ 6.00% ⁽¹⁾ Debt Service	\$40,000,000 Series 2019 @ 6.00% ⁽¹⁾ Debt Service	Estimated EDA / IFA				Net Debt Service			
2014	\$ 6,832,566,175		\$ -	\$ 6,832,566,175	\$ 13,983,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,983,674	\$ 0.2088	\$ -	\$ 13,983,674	\$ 0.2153	2013
2015	6,832,566,175	0.0%	583,831,506	7,399,557,921	14,796,162	285,000	-	750,000	-	-	955,000	14,896,162	0.2000	-	14,896,162	0.2000	2014
2016	6,832,566,175	0.0%	1,476,727,946	8,492,449,361	14,927,587	570,000	-	1,500,000	-	-	350,000	16,647,587	0.2000	-	16,647,587	0.2000	2015
2017	6,832,566,175	0.0%	3,067,924,778	10,083,646,193	14,966,987	1,550,000	-	1,500,000	900,000	-	-	18,916,987	0.1914	-	18,916,987	0.1914	2016
2018	6,832,566,175	0.0%	4,140,060,532	11,155,781,947	15,082,849	1,510,000	-	1,500,000	2,576,000	-	-	20,668,849	0.1891	-	20,668,849	0.1891	2017
2019	6,832,566,175	0.0%	7,020,785,608	14,036,507,023	15,030,258	6,374,900	-	2,621,250	2,576,500	1,200,000	290,000	27,512,908	0.2000	-	27,512,908	0.2000	2018
2020	6,832,566,175	0.0%	8,005,551,481	15,071,272,896	14,015,245	6,369,900	-	2,617,375	2,574,000	3,127,500	-	28,704,020	0.1950	-	28,704,020	0.1950	2019
2021	6,832,566,175	0.0%	8,455,251,016	15,470,972,431	12,650,995	-	2,175,000	2,620,500	2,578,200	11,570,000	-	29,419,695	0.1940	-	29,419,695	0.1940	2020
2022	6,832,566,175	0.0%	8,119,938,555	15,135,659,970	12,631,756	-	2,175,000	2,620,375	2,573,950	8,817,500	-	28,818,581	0.1941	-	28,818,581	0.1941	2021
2023	6,832,566,175	0.0%	7,758,611,871	14,774,333,286	12,604,463	-	2,175,000	2,617,000	2,576,100	8,140,000	-	28,112,563	0.1942	-	28,112,563	0.1942	2022
2024	6,832,566,175	0.0%	7,401,415,434	14,417,136,849	7,599,244	-	2,175,000	2,620,125	2,574,350	3,073,700	-	18,042,419	0.1277	-	18,042,419	0.1277	2023
2025	6,832,566,175	0.0%	7,017,038,217	14,032,759,632	4,776,884	-	2,175,000	2,619,500	2,573,550	3,076,900	-	15,221,834	0.1107	-	15,221,834	0.1107	2024
2026	6,832,566,175	0.0%	6,662,658,873	13,678,380,288	-	-	2,175,000	2,620,000	2,578,250	3,076,550	-	10,449,800	0.0780	-	10,449,800	0.0780	2025
2027	6,832,566,175	0.0%	6,314,658,641	13,330,380,056	-	-	2,175,000	2,621,375	2,573,300	3,077,200	-	10,446,875	0.0800	-	10,446,875	0.0800	2026
2028	6,832,566,175	0.0%	5,974,368,105	12,990,089,520	-	-	2,175,000	2,618,500	2,573,550	3,073,400	-	10,440,450	0.0820	-	10,440,450	0.0820	2027
2029	6,832,566,175	0.0%	5,651,197,404	12,666,918,819	-	-	2,175,000	2,621,125	2,573,550	3,074,550	-	10,444,225	0.0841	-	10,444,225	0.0841	2028
2030	6,832,566,175	0.0%	5,344,696,965	12,360,418,380	-	-	2,175,000	2,619,000	2,577,850	-	-	7,371,850	0.0609	-	7,371,850	0.0609	2029
2031	6,832,566,175	0.0%	5,053,976,952	12,069,698,368	-	-	2,175,000	2,617,000	2,576,150	-	-	7,368,150	0.0623	-	7,368,150	0.0623	2030
2032	6,832,566,175	0.0%	4,795,016,980	11,810,738,195	-	-	2,175,000	2,619,750	2,573,300	-	-	7,368,050	0.0637	-	7,368,050	0.0637	2031
2033	6,832,566,175	0.0%	4,566,886,801	11,583,608,216	-	-	2,175,000	2,617,000	2,573,850	-	-	7,365,850	0.0649	-	7,365,850	0.0649	2032
2034	6,832,566,175	0.0%	4,384,211,329	11,399,932,744	-	-	2,175,000	2,618,500	2,573,200	-	-	7,370,700	0.0660	-	7,370,700	0.0660	2033
2035	6,832,566,175	0.0%	4,208,842,876	11,224,564,291	-	-	2,175,000	2,618,875	2,577,900	-	-	7,371,775	0.0670	-	7,371,775	0.0670	2034
2036	6,832,566,175	0.0%	4,040,489,161	11,056,210,576	-	-	2,175,000	-	2,575,650	-	-	4,750,650	0.0438	-	4,750,650	0.0438	2035
2037	6,832,566,175	0.0%	3,878,869,595	10,894,591,010	-	-	2,175,000	-	2,575,000	-	-	4,750,000	0.0445	-	4,750,000	0.0445	2036
2038	6,832,566,175	0.0%	3,723,714,811	10,739,436,226	-	-	2,175,000	-	-	-	-	2,175,000	0.0207	-	2,175,000	0.0207	2037
2039	6,832,566,175	0.0%	3,574,766,218	10,590,487,633	-	-	2,175,000	-	-	-	-	2,175,000	0.0210	-	2,175,000	0.0210	2038
2040	6,832,566,175	0.0%	3,431,775,570	10,447,496,985	-	-	2,175,000	-	-	-	-	-	-	-	-	-	2039
Total >>					\$ 153,086,104	\$ 16,659,800	\$ 43,500,000	\$ 49,777,250	\$ 52,408,200	\$ 51,307,300	\$ 1,575,000	\$ 360,793,654		\$ -	\$ 360,793,654		

⁽¹⁾ Interest rate estimate for example purposes only.

Facilities Tour Recap

DISTRICT ASSESSMENT SUMMARY

GOOD

Clute Intermediate 2.05
Brazosport High 2.11
Lake Jackson Intermediate
2.18
Lighthouse Learning
Center 2.18
Velasco Elementary 2.34
Hopper Field 2.49
Lanier Middle 2.79
Rasco Middle 2.95

FAIR

Administration Building
3.03
Griffith Elementary 3.16
Support Services 3.19
Fleming Elementary 3.29
Brazoswood High 3.29
Polk Elementary 3.47

POOR

Roberts Elementary 3.71
Ogg Elementary 3.74
Austin Elementary 3.76
Brannen Elementary 3.76
Ney Elementary 3.82
Long Elementary 4.00
Beutel Elementary 4.50

NOTES:

Freeport Intermediate 2.97

1. Poor category typically represents facilities where the costs of renovations/upgrades exceed the cost of replacement.

2. Upgrades to current standards are not required unless significant renovations are planned.

Demographic Report

*Brazosport
Independent
School
District*



Facility
Planning
May 2014

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*



TEMPLETON
DEMOGRAPHICS

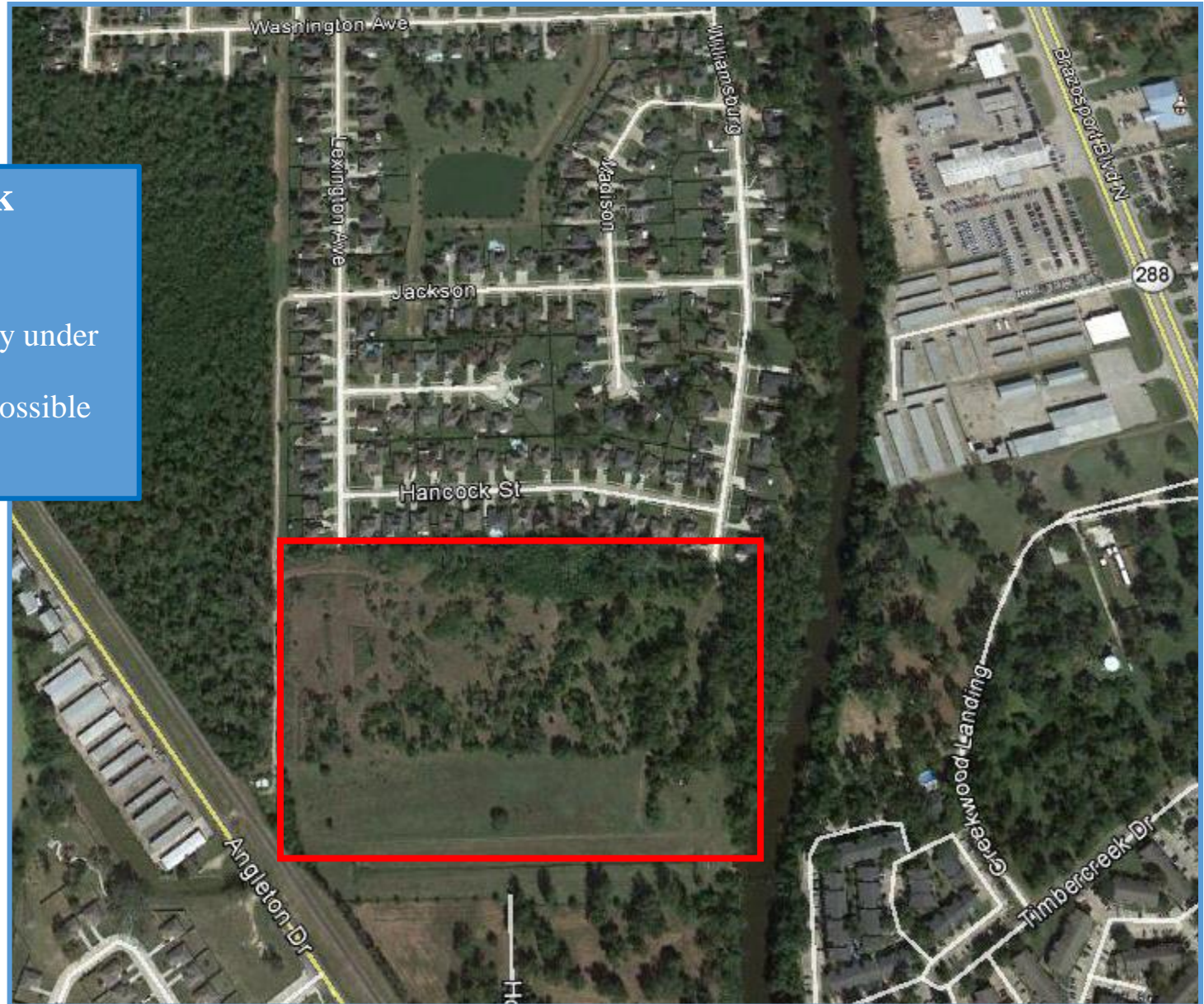


Active Housing Developments

College Park

College Park

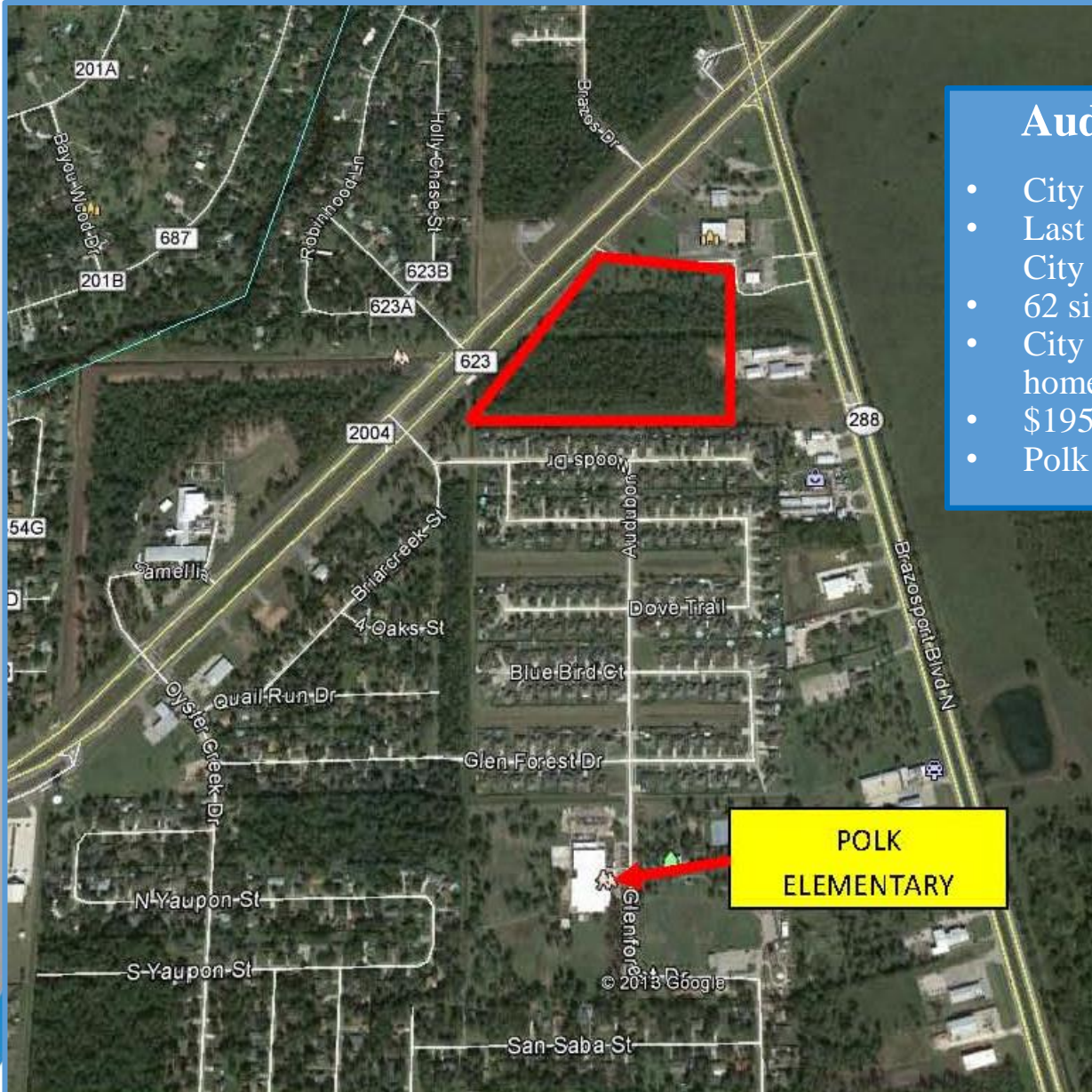
- City of Clute
- 74 lots approved
- 13 of 74 are currently under construction
- 200 additional lots possible
- Griffith Elementary





Active Housing Developments

Audubon Woods Three



- ### Audubon Woods Three
- City of Richwood
 - Last large subdivision within the City of Richwood
 - 62 single-family residential homes
 - City Manager anticipates all 62 homes to be constructed in 2014
 - \$195K-\$210K
 - Polk Elementary



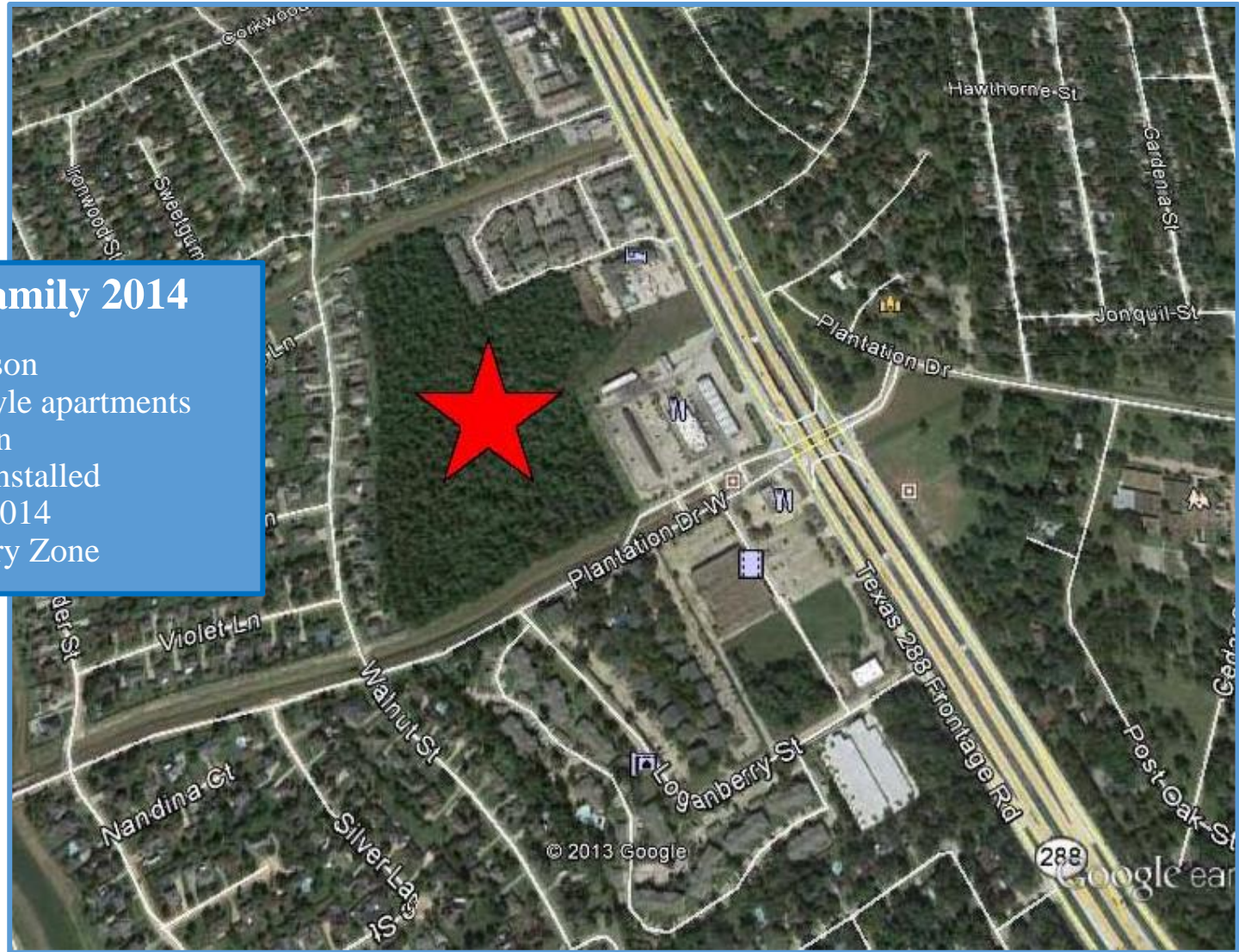


Active Multi-Family Developments

New Multi-Family

New Multi-Family 2014

- City of Lake Jackson
- 240 unit luxury style apartments
- Under construction
- Water and sewer installed
- Complete in late 2014
- Roberts Elementary Zone





Active Housing Developments

Woodshore Development

Woodshore Development

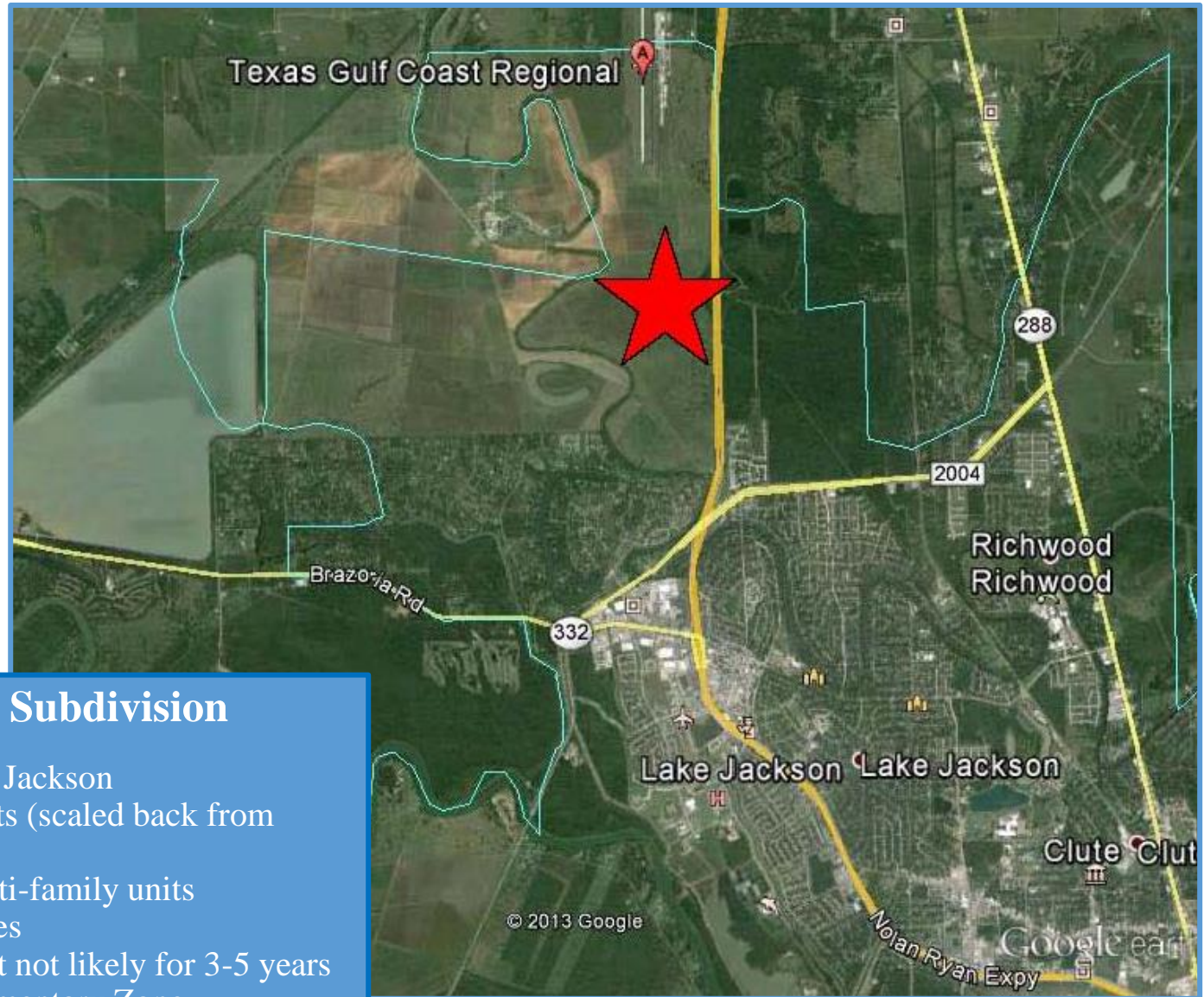
- City of Clute
- Located at Oyster Creek & Dixie Drive
- 290 total lots
- 6 phases over 6 years with approximately 50 homes per year
- Section 6 has approximately 40 townhomes
- Dirt work has begun
- Ogg Elementary Zone





Future Housing Developments

Alden Subdivision



Alden Subdivision

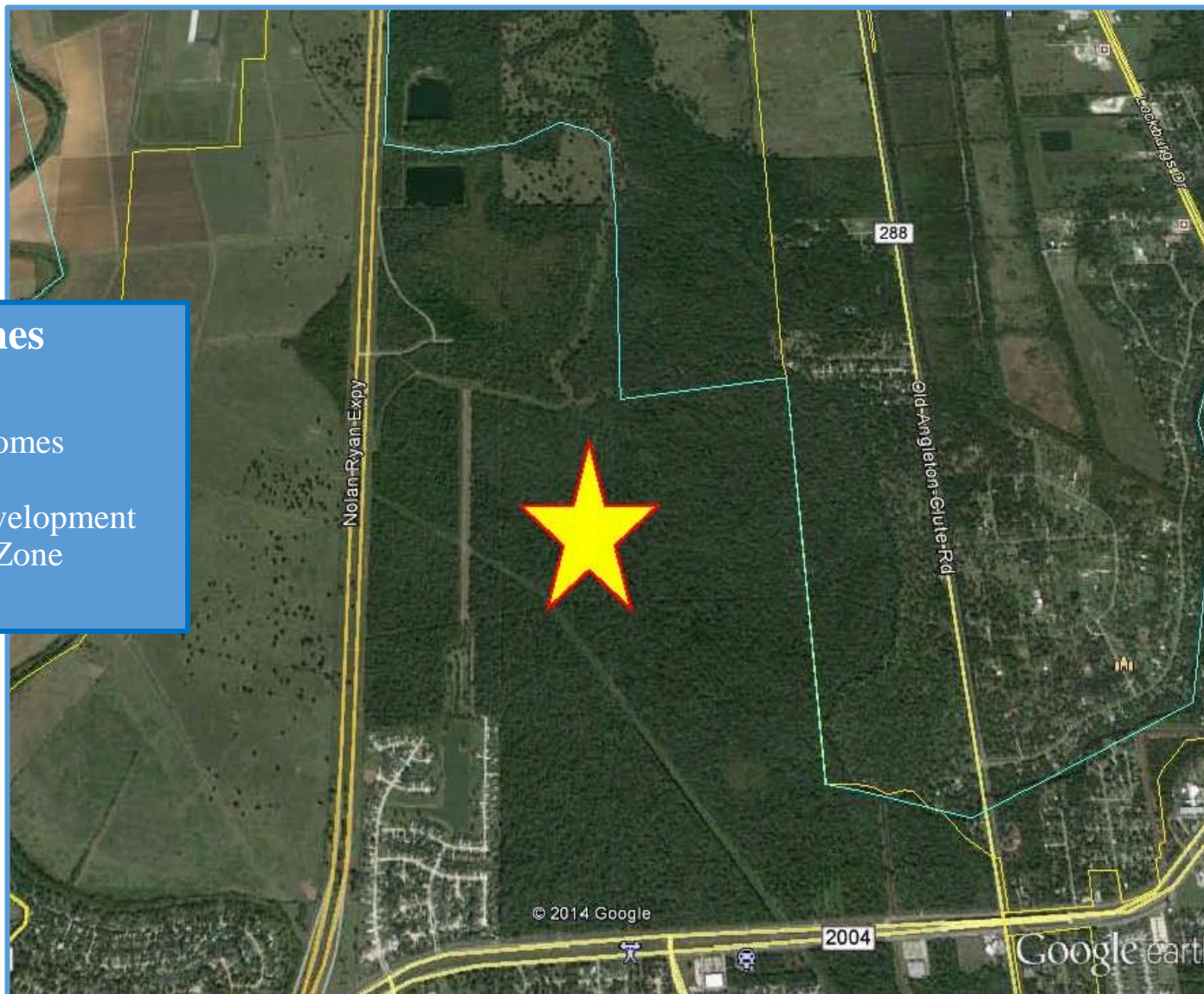
- City of Lake Jackson
- 1300 total lots (scaled back from 2200 units)
- 500-600 multi-family units
- 987 total acres
- Development not likely for 3-5 years
- Brannen Elementary Zone



Future Housing Developments

Future Homes

- City of Lake Jackson
- Possible 900 future homes
- 400 acres
- No time frame for development
- Brannen Elementary Zone



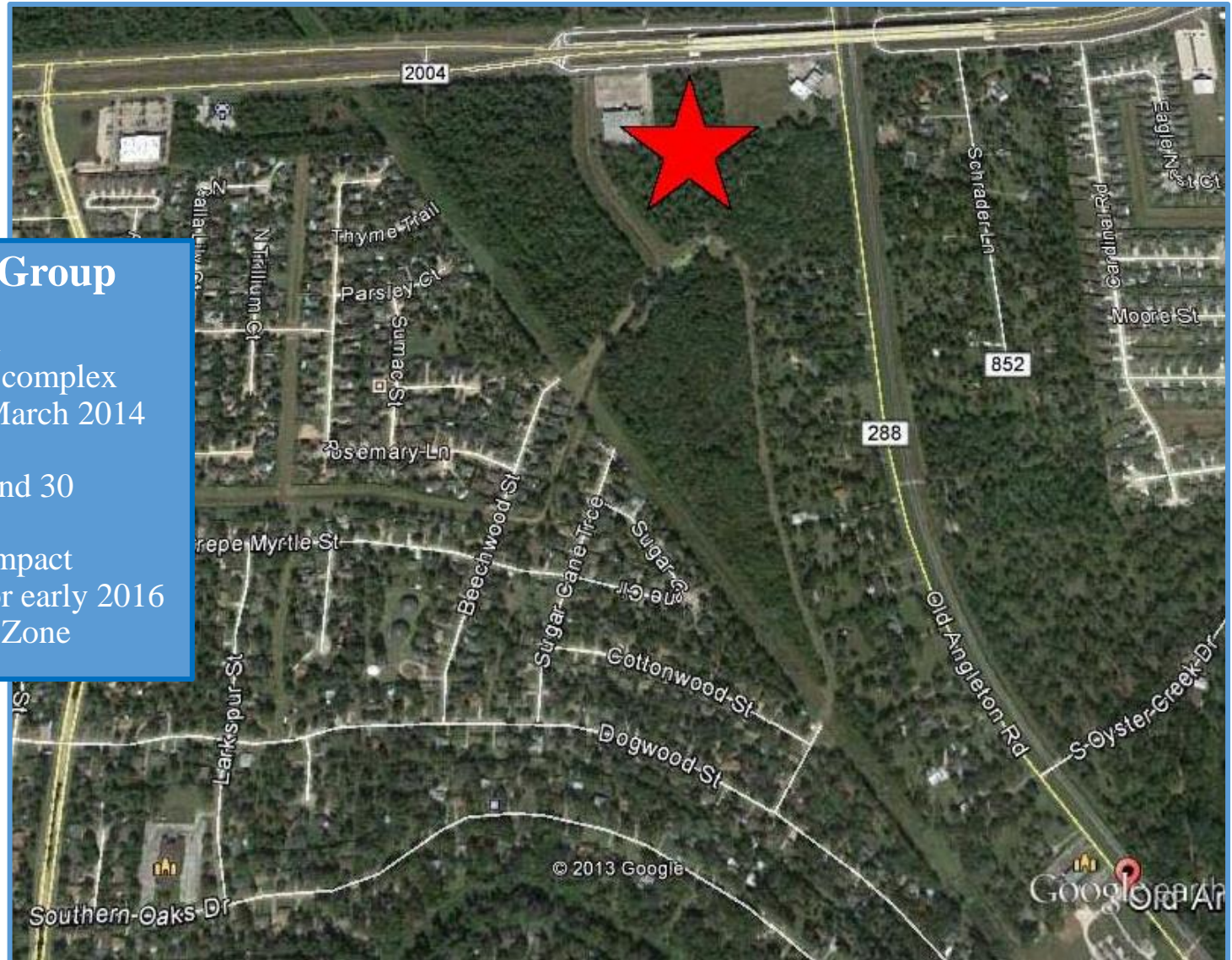


Future Multi-Family Developments

The Paladium Group

The Paladium Group

- City of Lake Jackson
- Tax credit apartment complex
- Not approved as of March 2014
- 150 total units
- 120 tax credit units and 30 market rate units
- If approved, would impact district in late 2015 or early 2016
- Brannen Elementary Zone



Ten Year Forecast

By Grade Level

Year (Oct.)	EE/PreK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2009/10	547	925	973	940	963	1,004	922	903	941	927	1,072	992	876	876	12,861		
2010/11	578	941	925	955	929	954	970	886	898	957	1,089	915	896	844	12,737	-124	-1.0%
2011/12	525	936	975	924	920	924	945	960	907	889	1,067	923	900	756	12,551	-186	-1.5%
2012/13	540	898	953	977	930	932	908	950	974	894	1,048	970	865	703	12,542	-9	-0.1%
2013/14	520	915	881	934	958	909	931	920	945	962	986	925	927	676	12,389	-153	-1.2%
2014/15	520	914	936	875	925	956	900	936	926	930	1,064	880	902	739	12,402	13	0.1%
2015/16	520	941	933	931	894	928	945	911	937	910	1,028	960	857	724	12,420	18	0.1%
2016/17	520	959	965	938	949	901	933	958	914	922	1,001	927	930	691	12,509	89	0.7%
2017/18	520	978	957	971	951	965	888	943	965	899	1,017	899	903	753	12,609	100	0.8%
2018/19	520	993	984	943	962	967	956	897	938	949	991	916	876	726	12,619	10	0.1%
2019/20	520	987	1,000	981	952	975	955	967	886	924	1,045	892	891	707	12,683	64	0.5%
2020/21	520	996	997	1,000	989	950	963	965	962	872	1,020	940	870	720	12,765	82	0.6%
2021/22	520	1,005	1,004	990	987	1,006	940	975	957	948	961	919	913	702	12,826	61	0.5%
2022/23	520	1,005	1,023	1,006	998	996	995	950	967	943	1,046	865	895	738	12,946	120	0.9%
2023/24	520	1,019	1,018	1,023	1,006	1,006	985	1,004	943	952	1,041	942	846	721	13,026	81	0.6%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Brazosport ISD will reach 12,500 enrollment in 2016/17.
- 5 year growth = 230 students
- 2018/19 enrollment = 12,619
- 10 year growth = 637 students
- 2023/24 enrollment = 13,026

Ten Year Forecast

By Elementary and Middle School Campus

Brazosport ISD	Capacity	Assessment	Current	FALL ENROLLMENT PROJECTIONS									
Elementary (EE-4th)	Range	Summary	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Beutel Elementary	471-531	4.5	546	539	520	493	496	487	491	490	498	497	496
Brannen Elementary	491-622	3.76	464	472	484	519	571	592	623	651	679	710	741
Ney Elementary	534-641	3.82	518	490	458	451	449	459	453	455	458	453	452
Polk Elementary	507-547	3.47	471	466	495	509	483	479	477	482	488	479	476
Griffith Elementary	490-533	3.16	531	540	542	590	628	623	643	663	683	716	742
Long Elementary	490-655	4	473	480	481	473	459	455	454	440	440	432	436
Fleming Elementary	471-493	3.29	349	359	361	363	378	374	375	388	383	372	374
Roberts Elementary	548-622	3.71	535	512	500	505	486	493	505	503	501	506	501
S F Austin Elementary (EE-6th)	309-345	3.76	271	270	260	244	243	246	266	262	261	262	270
T W Ogg Elementary	490-544	3.74	434	440	471	505	519	533	531	520	535	533	540
Velasco Elementary	585-778	2.34	605	640	652	653	688	687	676	675	653	650	636
Total Elem.			5,197	5,208	5,224	5,305	5,400	5,428	5,494	5,529	5,579	5,610	5,664
Elementary Growth			-119	11	16	81	95	28	66	35	50	31	54
Middle School (5th-6th)	Capacity	Summary	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Lanier Middle School	634-802	2.79	462	451	467	496	500	500	524	517	507	530	516
Rasco Middle School	886-1099	2.95	817	821	836	819	761	751	751	760	778	783	814
Total M.S.			1,279	1,273	1,302	1,316	1,261	1,251	1,275	1,277	1,286	1,313	1,330
Middle School Growth			-29	-6	30	13	-55	-10	24	2	9	27	17

- Brannen, Ogg and Polk elementary schools will reach over 500 students in the fall of 2016.
- Lanier Middle School will be back up to 500 students in the fall of 2017.

*Yellow capacity concerns



Ten Year Forecast

By Secondary Campus

Intermediate School (7th-8th)	Capacity	Summary	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2022/24
Clute Intermediate(5th-8th)	864-1033	2.05	944	919	931	952	962	1,004	1,033	1,074	1,085	1,097	1,103
Freeport Intermediate	552-624	2.97	566	564	521	519	526	550	539	540	583	575	554
Lake Jackson Intermediate	703-912	2.18	850	814	834	830	849	838	769	756	761	768	785
Total Int.			2,360	2,298	2,286	2,301	2,337	2,392	2,341	2,370	2,429	2,440	2,442
Intermediate Growth			52	-63	-12	15	36	55	-51	29	59	11	2
High School (9th-12th)	Capacity	Summary	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2022/24
Brazosport High School	1156-1560	2.11	972	1,008	1,056	1,059	1,074	1,058	1,034	1,062	1,051	1,080	1,110
Brazoswood High School	2613-3816	3.29	2,423	2,458	2,394	2,371	2,379	2,332	2,382	2,369	2,325	2,345	2,321
Lighthouse Learning - AEC	567	2.18	109	109	109	109	109	109	109	109	109	109	109
Lighthouse Learning - DAEP		2.18	49	49	49	49	49	49	49	49	49	49	49
Total H.S.			3,553	3,624	3,608	3,588	3,611	3,548	3,574	3,589	3,534	3,583	3,589
H.S. Growth			-57	71	-16	-20	23	-63	26	15	-55	49	6
Total Enrollment			12,389	12,402	12,420	12,509	12,609	12,619	12,684	12,765	12,828	12,946	13,025
Total Growth			-153	13	18	89	100	10	65	81	63	118	79

*Yellow capacity concerns

- Clute Intermediate will reach over 1,000 students in the fall of 2018.



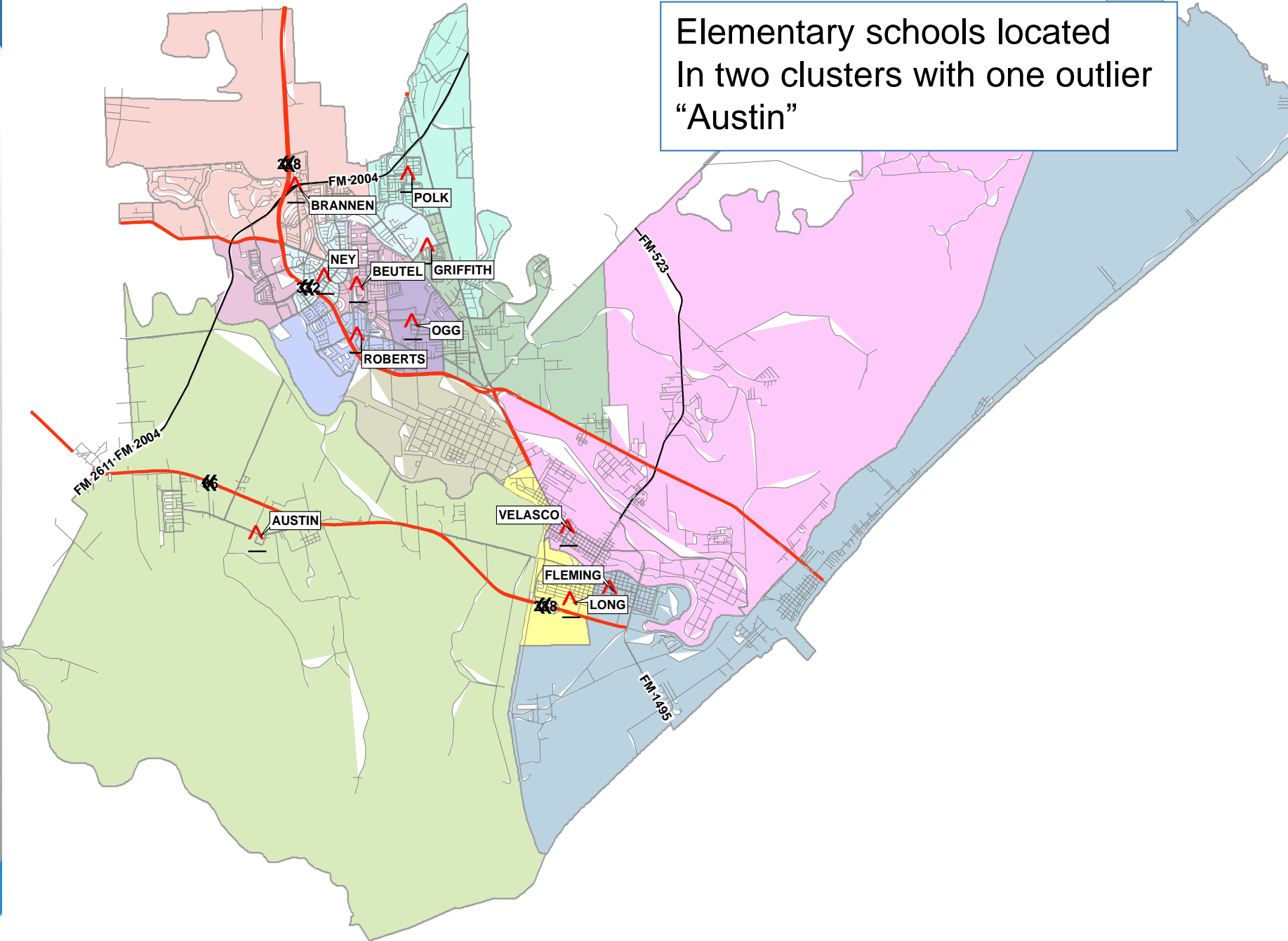
Facility Planning

- Assessment points to aging elementary campuses that need attention. Secondary campuses in good shape.
- Local economy is expanding leading to potential housing and population growth. Growth will primarily be in the north.
- The district has areas where the population is stable and not likely to grow. Could experience some regeneration.
- Options to consider: Renovate, Rebuild, Expand, Build New or Combination?
- Southern portion of the district lends itself to expand and consolidate. (Long, Velasco and Fleming).
- Northern portion of the district lends itself to a combination approach of renovate/rebuild and expand.
- Building for new enrollment can be accomplished through expansion and adjustments to zones.



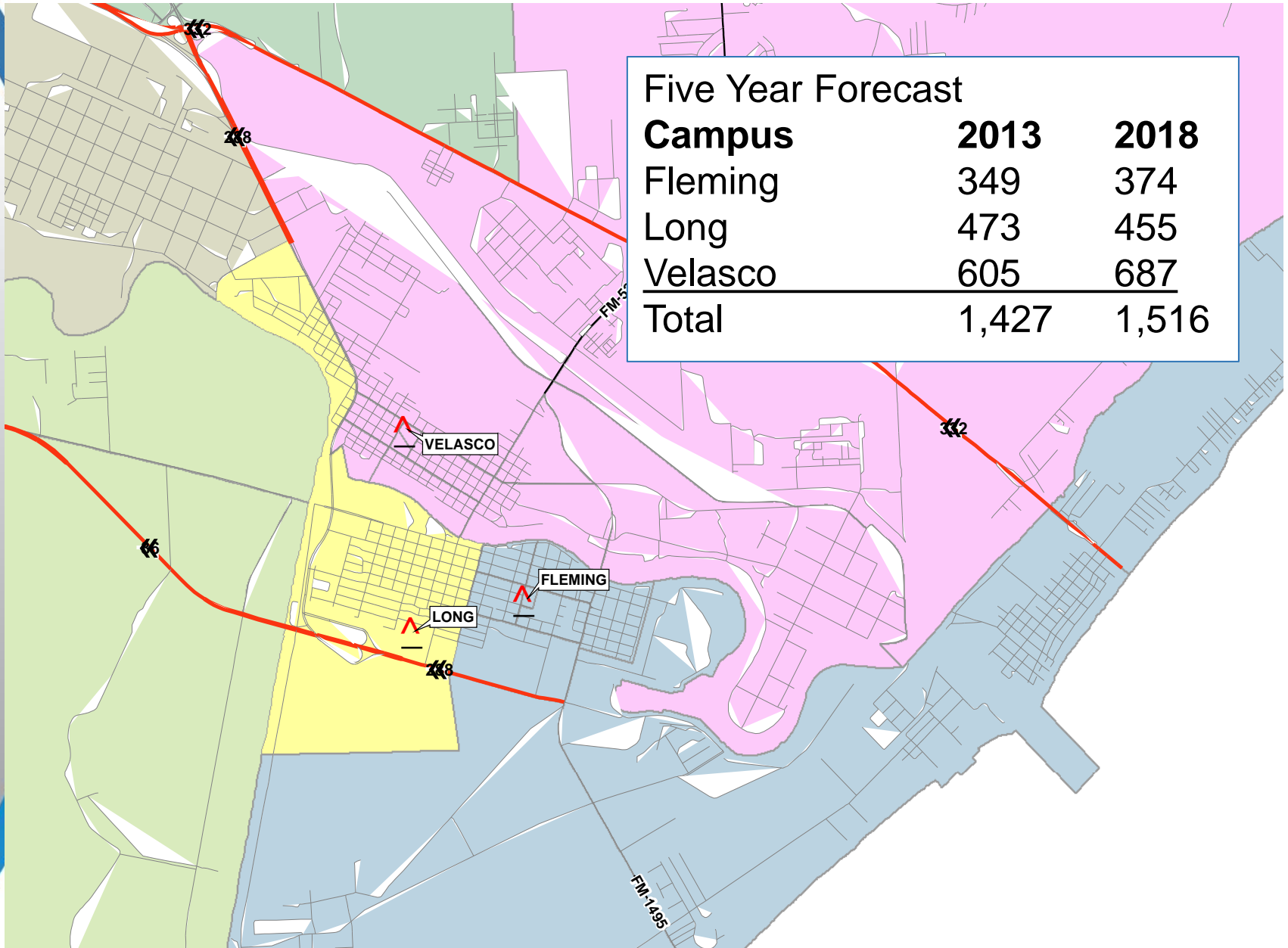
Facility Planning

Elementary schools located
In two clusters with one outlier
"Austin"





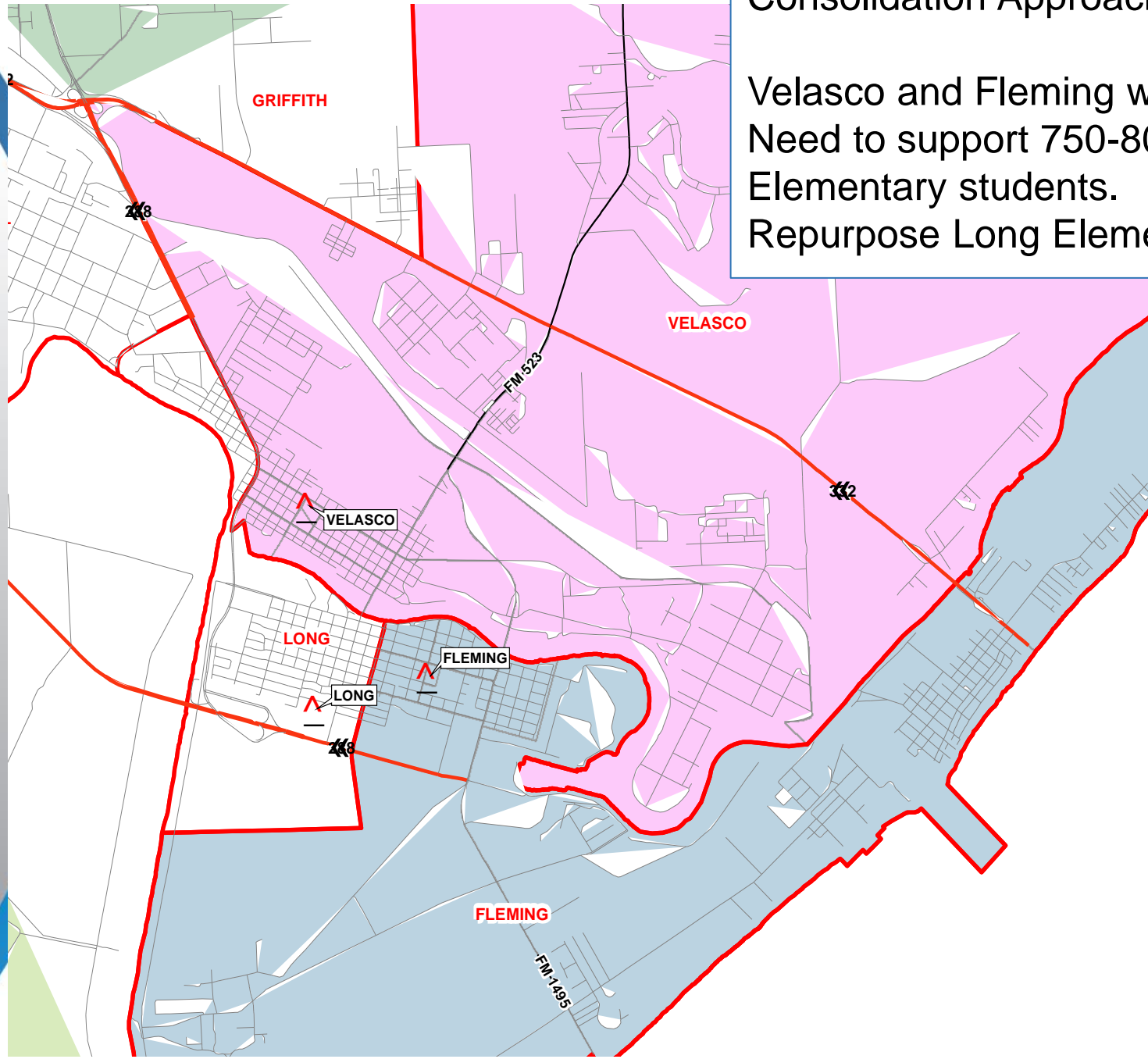
Facility Planning



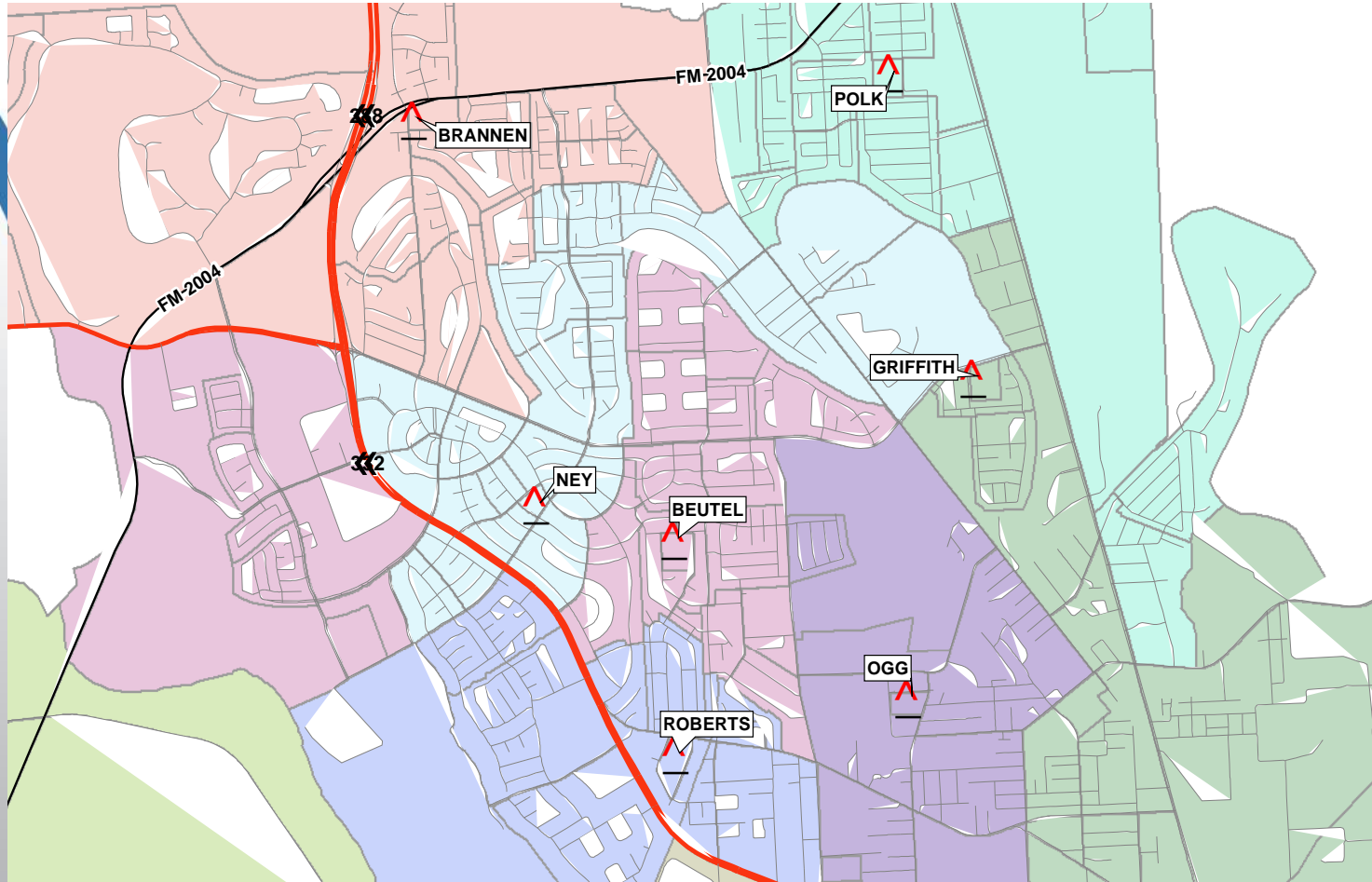
Facility Planning



Consolidation Approach
Velasco and Fleming would
Need to support 750-800
Elementary students.
Repurpose Long Elementary



Facility Planning



Elementary (EE-4th)	Range	Summary	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Beutel Elementary	471-531	4.5	546	539	520	493	496	487
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Ney Elementary	534-641	3.82	518	490	458	451	449	459
Polk Elementary	507-547	3.47	471	466	495	509	483	479
Griffith Elementary	490-533	3.16	531	540	542	590	628	623
Roberts Elementary	548-622	3.71	535	512	500	505	486	493
T W Ogg Elementary	490-544	3.74	434	440	471	505	519	533
Total			3,499	3,459	3,470	3,572	3,632	3,666





Summary

- Brazosport ISD in position for both enrollment growth and decline as portions of the district continue to mature while new areas begin the development process.
- District has several options to address both growth and assessment concerns.
- District has a window to address facility needs while also adding capacity to address future enrollment growth.
- Options to consider: Rebuild, Renovate or build new.
- Rebuilding and Renovation could be done in a way to address enrollment growth when it comes.

SCHEDULE OVERVIEW - 2014

Feb.	Mar.	April	May	June	July	August	Sept.	Oct.	Nov.
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Visioning
Feb. 25
B.O.T.

Consultant Facility
Assessments

Demographic
Study/Analysis

Financial Analysis

Committee Work



Board
Calls
Election



Election
Day Nov. 4

PAC Work



MEETING DATES

- FIRST MEETING
 - Thursday, 3/27/14: 6:00-7:30pm
- SECOND MEETING
 - Thursday, 4/10/14: 6:00-7:30pm
- THIRD MEETING
 - Thursday, 4/24/14: 6:00–7:30pm
- FOURTH MEETING
 - Wednesday, 5/14/14: 6:00–7:30pm
- BUS TOUR OF FACILITIES
 - Saturday, 5/17/14: 8:00am
- FIFTH MEETING
 - Tuesday, 5/27/14: 6:00–7:30pm
- SIXTH MEETING
 - Thursday, 6/12/14: 6:00–7:30pm

Additional meetings as needed