



LAMAR CISD

2017 Citizens' Bond Advisory Committee
April 3, 2017

+ Welcome & Introductions



■ Facilitator

- Ken Helvey Ed. D.
- N2 Learning Partner, ken.helvey@n2learning.org

■ LCISD Staff & Committee Introductions

+ Agenda



- Welcome & introductions
 - Getting to know one another

- Process
 - Role of the CBAC
 - Norms
 - Work Plan

- Presentations
 - 2014 Bond Update
 - Bonds 101
 - Demographic Report
 - Needs Assessment/Recommended Projects

- Committee work

- Next steps

+ Process



■ Role of the CBAC

Develop a recommendation for a 2017 Bond Referendum to be transmitted to the Board of Trustees for its consideration. (*Framework For Facilities Planning 2003*)

+ Process



■ CBAC Committee

- 61 members on this committee (community members, District administrators, students and Trustee submissions)

+ Process



■ Norms

- Be fully present at the meetings and be attentive to behaviors which effect physical and mental engagement.
- Invite and welcome contributions of every member and listen to each other.
- Strive to achieve consensus
- Be respectful to all
- Master Plan Principles



Work Plan



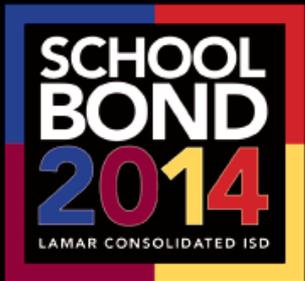
- April 3
 - Role, process, learning
 - Committee work (Generate additional items.)
- April 10
 - Follow up from staff presentations and committee work
 - Committee work
 - Survey will go out next two weeks (use a weighted matrix, critical, high or desired needs)
- April 24
 - Staff present updated project list to committee with cost estimates
 - Committee work
- May 1
 - Evaluate the items and finalize CBAC recommendation
- May 8, 15, 22 if needed
- June 15
 - Board Presentation/Public Hearing (spokesperson from the committee)
- July
 - Board Bond Workshop

+ Staff Presentations

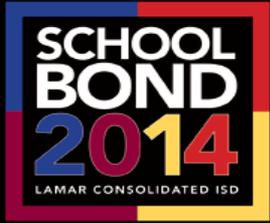


LAMAR CISD

A PROUD TRADITION | A BRIGHT FUTURE



2014 BOND



2014 BOND

- Five New Elementary Schools - \$121.9 million
- Fulshear Middle School - \$22.3 million
- Fulshear High Shell Space - \$3.8 million
- Land Sites - \$20.0 million
- Transportation - \$5.1 million
- High School Practice Pools - \$26.6 million
- Satellite Ag Barn - \$3.8 million
- Support Services Center - \$12.1 million
- Technology \$18.9 million



CARL BRISCOE BENTLEY ELEMENTARY SCHOOL



KATHLEEN JOERGER LINDSEY ELEMENTARY SCHOOL



Don Carter Elementary

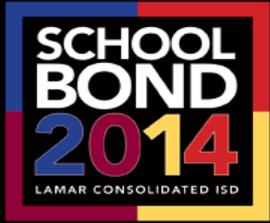


Practice Pools



Transportation





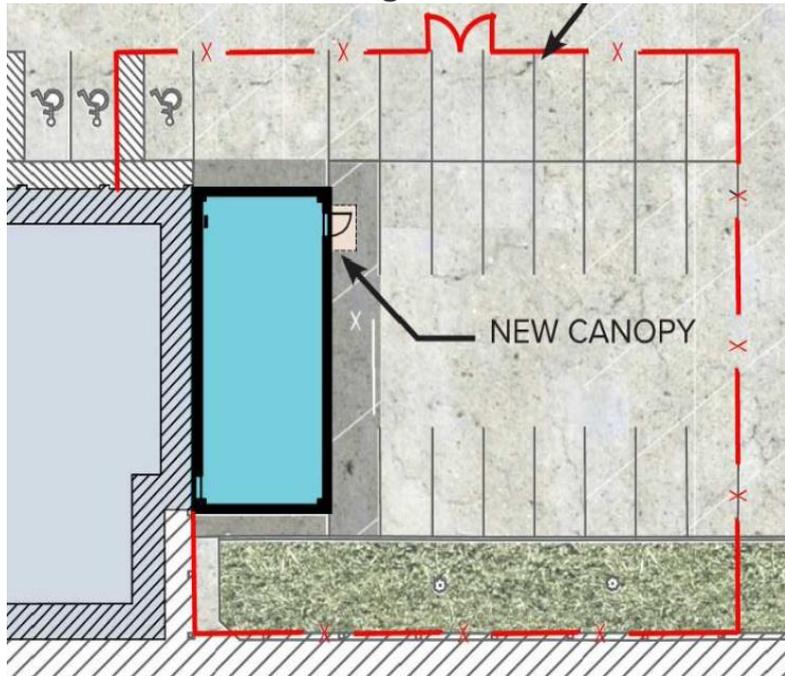
2014 BOND

- Food Service Upgrades - \$473,000
- HVAC Web-Based Controls - \$1.1 million
- Foster HS Water Plant - \$990,000
- Foster HS Baseball Score Board - \$40,000
- Terry HS Baseball Complex Renovations - \$975,000
- Lamar CHS & Terry HS Band Hall Expansion - \$1.4 million
- Pink elementary Foundation Repair - \$1.1 million

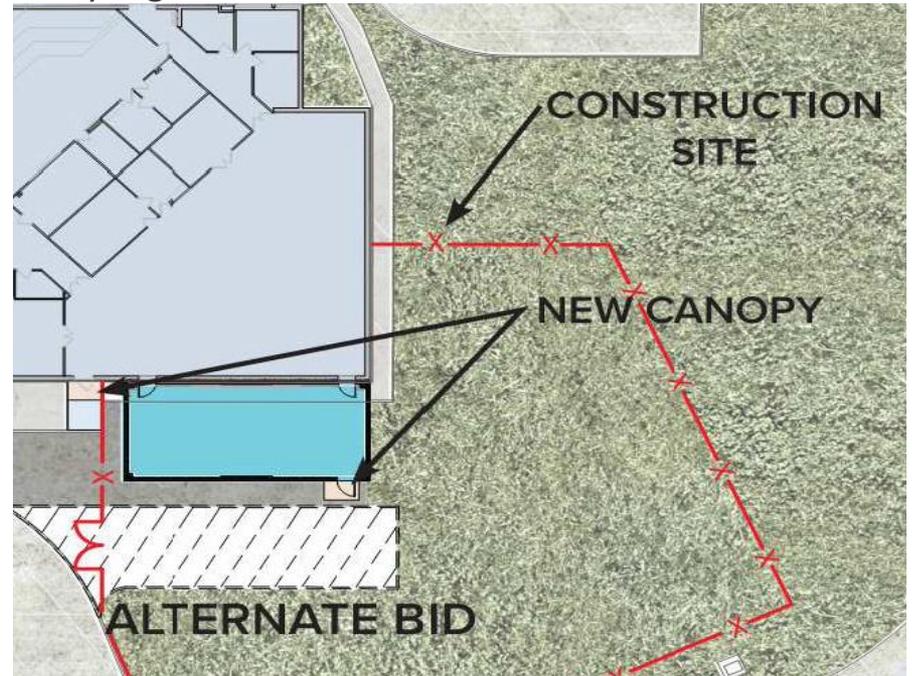


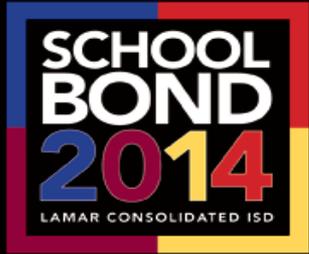
Band Room Additions

Lamar Consolidated High School



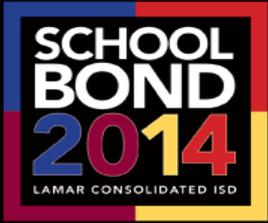
Terry High School





2014 BOND

\$240,647,552.00



2014 BOND

	2015				2016				2017				2018				2019			
Bentley Elementary #24	Design	Construction							Occupancy											
Lindsey Elementary #25			Design	Procurement	Construction						Occupancy									
Carter Elementary #26				Design					Procurement	Construction							Occupancy			
Elementary 27									Design				Procurement	Construction				Occupancy		
Elementary 28									Design				Procurement	Construction				Occupancy		
Fulshear High School Pool				Design					Procurement	Construction							Occupancy			
George Ranch High School Pool				Design					Procurement	Construction							Occupancy			
Foster High School Pool				Design					Procurement	Construction							Occupancy			
Support Services Center				Design					Procurement	Construction							Occupancy			
Fulshear 6th Grade School									Design				Procurement	Construction				Occupancy		
Fulshear Shell										Design			Procurement				Construction	Occupancy		
FHS Baseball Scoreboard				Procurement	Construction															
THS Baseball				Design							Procurement	Construction					Occupancy			
FHS Water Plant					Design						Procurement	Construction					Occupancy			
Band Hall Additions				Design							Procurement	Construction					Occupancy			
Pink ES Repairs				Design		Procurement	Construction	Occupancy	Design		Procurement	Construction					Occupancy			
HVAC Web-Controls					Design						Procurement	Construction					Occupancy			
Satellite Ag Barn											Design			Procurement	Construction			Occupancy		



Bonds 101: The Financial Impact

The Process

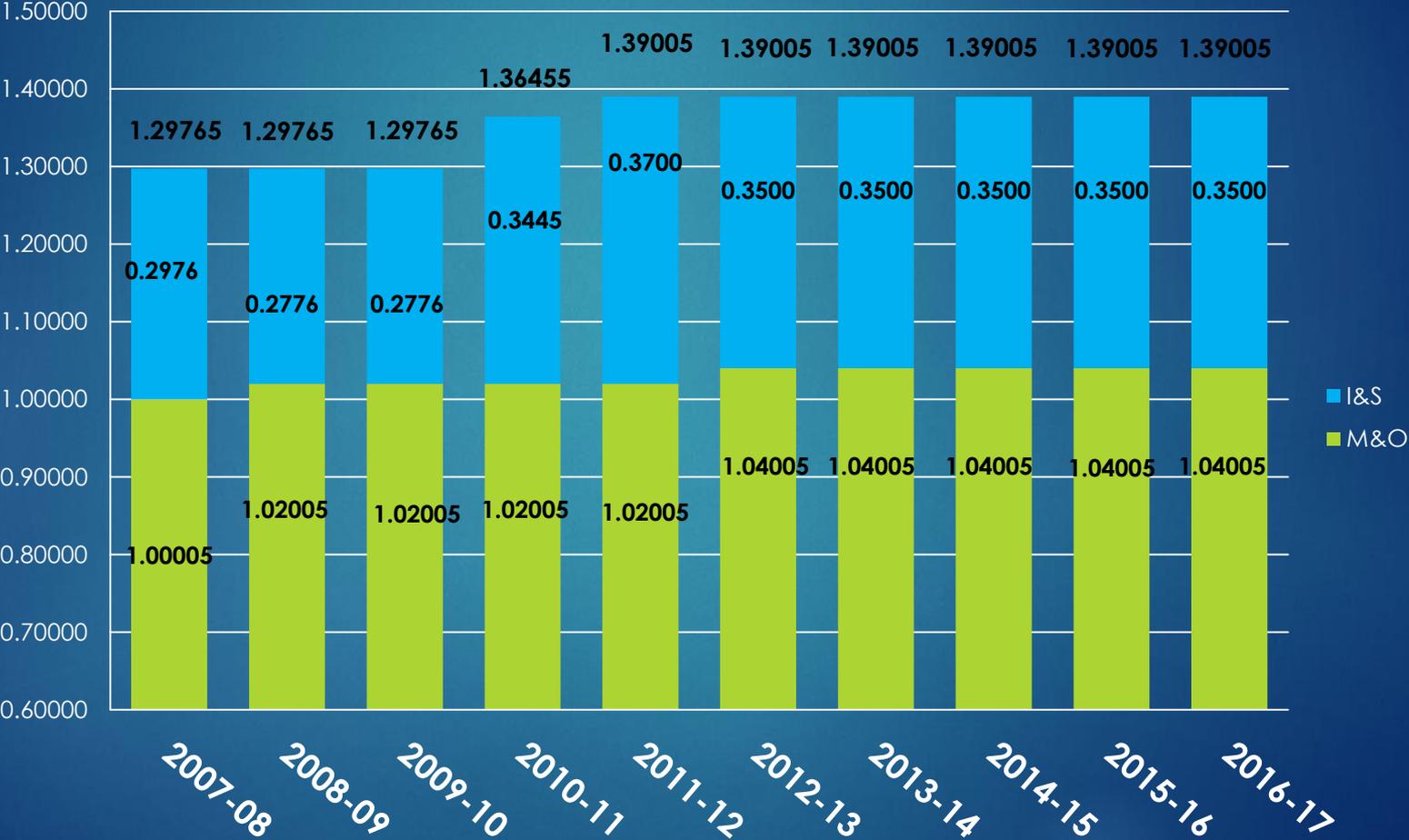


- ▶ Needs Assessment is prepared and recommendation is made to Citizens Bond Advisory Committee (CBAC)
- ▶ CBAC is established to review and revise the recommendation if necessary
- ▶ Board of Trustees may adopt the CBAC's recommendation or revise
- ▶ Bond Election is called by the Board of Trustees according to legal guidelines
- ▶ Bonds are authorized by the voters of the Lamar CISD

The Process (cont'd)

- ▶ Bonds are sold
- ▶ Appropriate budgets are established
- ▶ Projects are delivered per pre-defined schedule
- ▶ Bonds are long-term loans from investors
- ▶ Bond principal and interest is paid from the District's Debt Service Fund
- ▶ A separate tax rate is established based on the amount of principal and interest due each year

Lamar CISD Tax Rate History



Current Bond and Tax Rate Status

- ▶ All bonds authorized by voters have been issued (sold) as of March 2017
 - ▶ Principal outstanding: \$791,650,000
 - ▶ February 2017 principal payment was \$21.345 million
- ▶ Current Debt Service Fund tax rate: \$0.35/\$100 valuation
 - ▶ Level total tax rate for 6 years

Considerations When Issuing Bonds

- ▶ Amount of debt currently outstanding and tax rate limitations
- ▶ Timing of bond sales
 - ▶ Lamar CISD's practice is to sell bonds when funds are needed, according to a pre-determined project delivery schedule
 - ▶ Gradual impact to the Debt Service Fund tax rate
- ▶ Bond maturities (term for repayment)
- ▶ Variable or fixed rate bonds, other structures available

Debt Rate – Impact of Prior Elections

▶ 2003-04 Debt Rate	0.1645
▶ Total Tax Rate Increases (4 elections)	0.1855
▶ Current Debt Rate	0.3500
▶ Prior Elections:	
▶ 2003 Bond Election – (first sale in 2004)	\$142,415,000
▶ 2006 Bond Election	\$281,183,937
▶ 2011 Bond Election	\$249,159,215
▶ 2014 Bond Election	\$240,647,552
▶ Total Bonds Authorized and Issued since 2003	\$913,405,704

2017 Referendum Estimates

- ▶ \$400 million referendum
- ▶ Based on three growth rate scenarios
 - ▶ 6% property value growth rate = **\$0.105**/\$100
 - ▶ 8% property value growth rate = **\$0.0725**/\$100
 - ▶ 10% property value growth rate = **\$0.0425**/\$100
- ▶ Annual tax increase ranges from \$85 to \$210 on \$200,000 home (with no additional exemptions or freeze adjustments to taxable values)

Impact on Taxpayers/8% Growth Rate

- ▶ Home with net taxable value of \$200,000
 - ▶ Projected I&S rate on currently outstanding bonds is \$0.3500/\$100
 - ▶ **Produces a tax of \$700**
 - ▶ Projected total debt rate of \$0.42250 (**\$0.0725 increase**)
 - ▶ **Produces a tax of \$845**
 - ▶ **Tax increase of \$145 per year (\$12.08 per month)**
- ▶ For a home with a taxable value of \$200,000, each penny will increase tax bill by \$20 (\$1.67 per month)

Conclusion



- ▶ Demographic report reveals continued growth in Fort Bend County and Lamar CISD
- ▶ Additional residents and economy establish the need for additional facilities and renovations
- ▶ Future presentations will include estimated tax rates to support the various bond packages the CBAC develops.

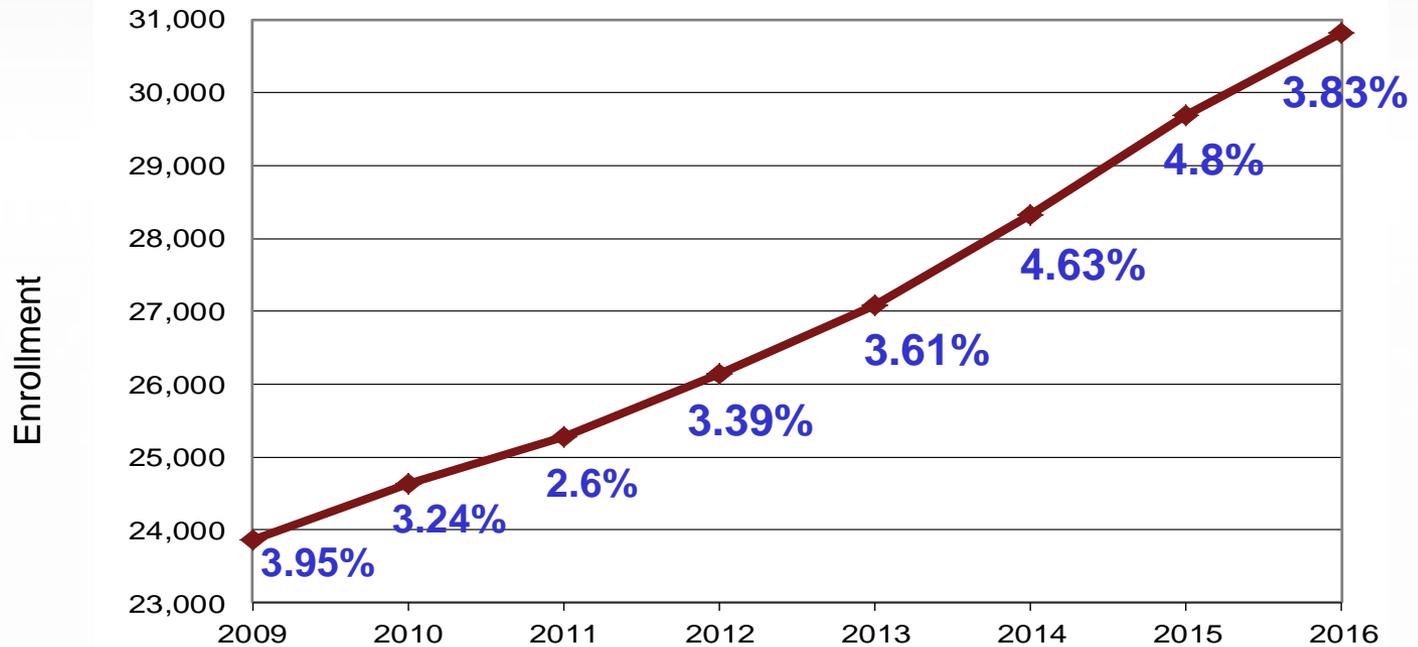
Lamar C.I.S.D.

Demographic Update

February 16, 2017
Population and Survey Analysts



Past Growth Rates



Fastest Growth Districts in Texas

(Most Students Added Between 2015-16 and 2016-17)

Rank	District Name	Enrollment 2015-16	Enrollment 2016-17*	Growth	
				Numeric	Percent
1	FRISCO ISD	53,300	55,916	2,616	4.9%
2	KATY ISD	72,952	75,398	2,446	3.4%
3	PROSPER ISD	8,296	9,930	1,634	19.7%
4	ALVIN ISD	22,183	23,498	1,315	5.9%
5	CONROE ISD	58,239	59,530	1,291	2.2%
6	LAMAR CISD	29,692	30,829	1,137	3.8%
7	FORT BEND ISD	73,115	74,210	1,095	1.5%
8	NORTHWEST ISD	20,976	22,052	1,076	5.1%
9	KLEIN ISD	50,594	51,667	1,073	2.1%
10	DENTON ISD	27,559	28,624	1,065	3.9%
11	NORTHSIDE ISD	104,539	105,550	1,011	1.0%
12	COMAL ISD	21,163	22,173	1,010	4.8%
13	CYPRESS-FAIRBANKS ISD	113,936	114,875	939	0.8%
14	LEANDER ISD	37,158	38,087	929	2.5%
15	NEW CANEY ISD	13,816	14,615	799	5.8%
16	CLEAR CREEK ISD	41,226	41,994	768	1.9%
17	TOMBALL ISD	14,120	14,885	765	5.4%
18	HAYS CISD	18,654	19,230	576	3.1%
19	LAKE TRAVIS ISD	9,238	9,792	554	6.0%
20	KELLER ISD	34,180	34,734	554	1.6%

* Pre-PEIMS enrollment estimates



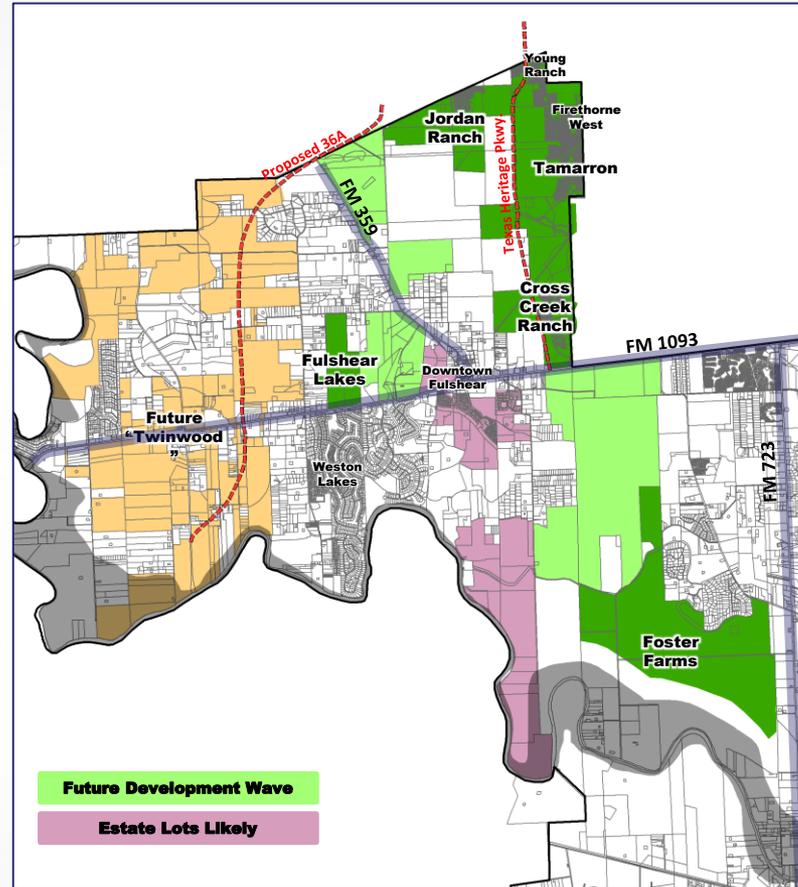
Largest Growth Single-Family Developments

PU	Largest Single Family Residential Developments	Projected New Housing Occupancies		
		2017-2021	2021-2026	2017-2026
2F	Tamarron	1,493	1,632	3,125
2E	Jordan Ranch	910	1,450	2,360
20D	Veranda	890	1,020	1,880
2G	Cross Creek Ranch	918	703	1,621
2F, 4B, 4C	Harrison Interests Tract	125	1,360	1,485
4D	Foster Farms	120	1,310	1,430
2C	Fulshear Farms	125	962	1,085
41A	Briarwood Crossing	354	610	964
44H	Stone Creek Estates	365	510	875
2A	Fulshear Lakes	270	580	850
4B	Fulbrook at Fulshear Creek	350	402	752
5A	Creekside Ranch	355	330	685
5B	Dairwood Tract - a.k.a. Sendero	122	510	632
5F	McCrary Meadows	368	258	626
44L	Walnut Creek	383	226	609
43C	Long Lake Ltd. Parcel	115	490	605
5C	Talavera	261	341	602
2E	Firethorne West	490	26	516



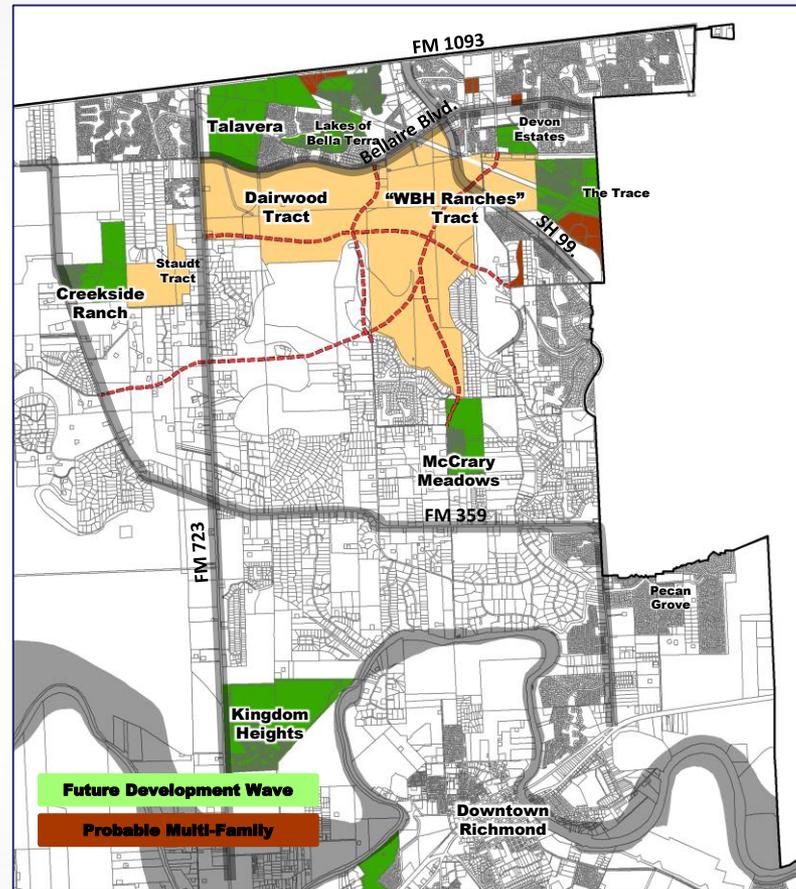
Northwest Growth

- 20,979 Housing Units to be Occupied by 2026
- Levee Improvement District being created for Foster Farms
- Estate Lots of planned south of Downtown Fulshear



Development along Grand Parkway

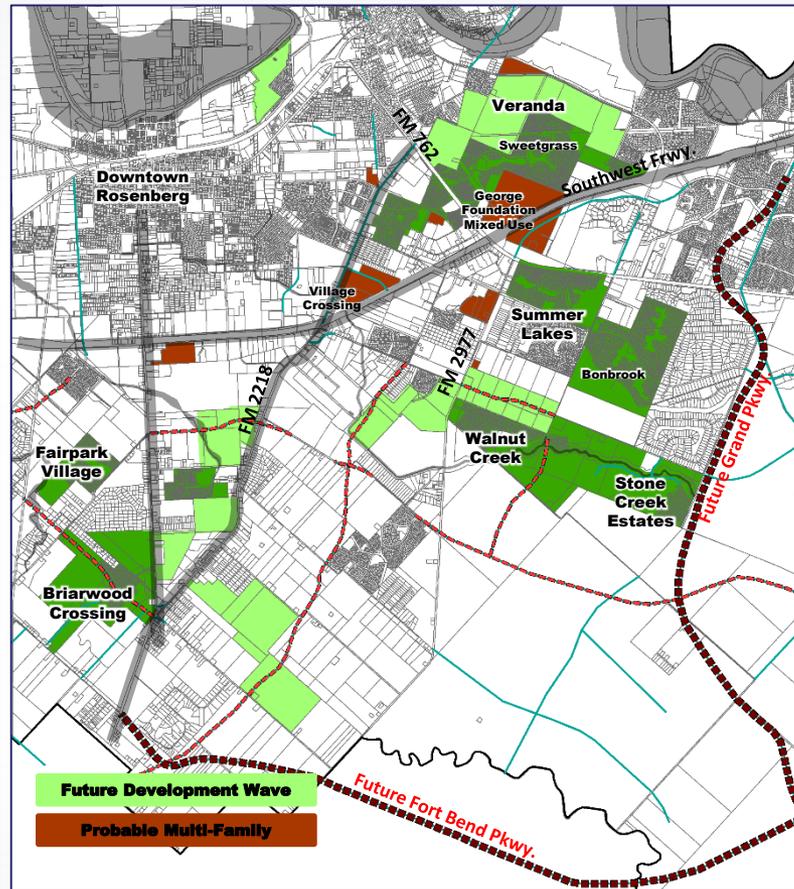
- 2,196 new housing units projected east of Grand Parkway
- Creekside Ranch, McCrary Meadows, and Talavera are actively building this year
- Dairwood & WBH Ranches Tracts = 2,000+ acres or upwards of 6,000 future housing units



Southwest Freeway Corridor Growth

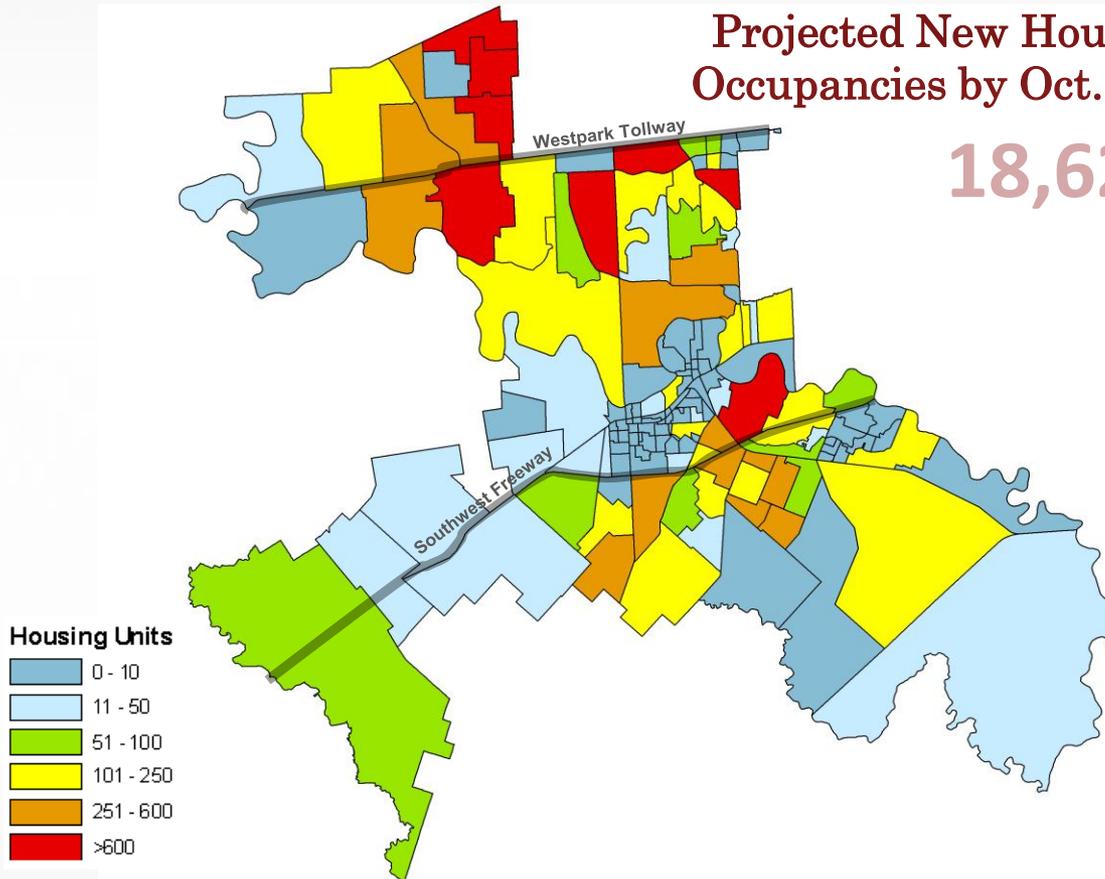
- Veranda is projected to have 1,880 housing occupancies by 2026
 - Briarwood Crossing is projected to have 964
 - Stone Creek Estates is projected to have 875

- Denser development is likely in the I-69 Corridor
 - Rosenberg relaxed MF parking space minimum



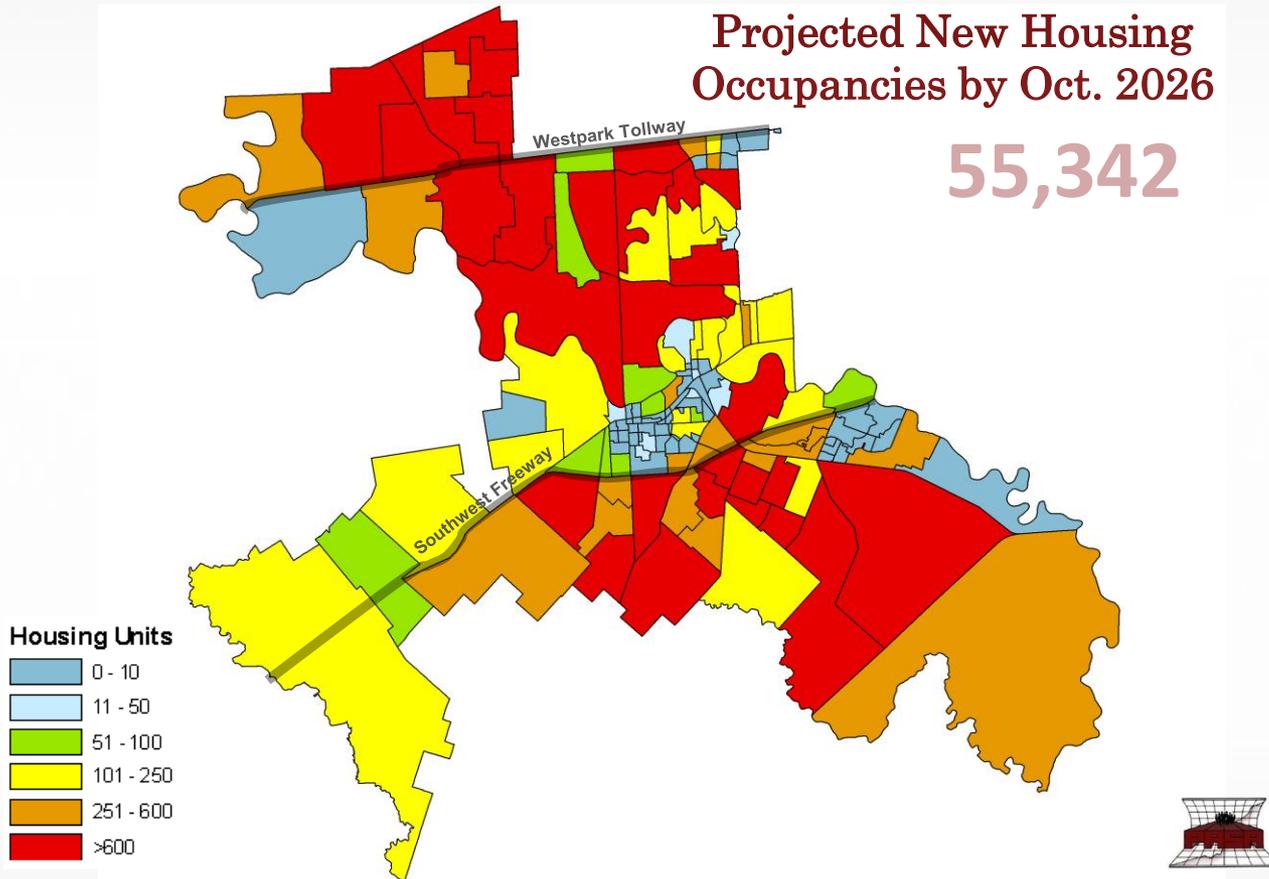
Projected New Housing Occupancies by Oct. 2021

18,620

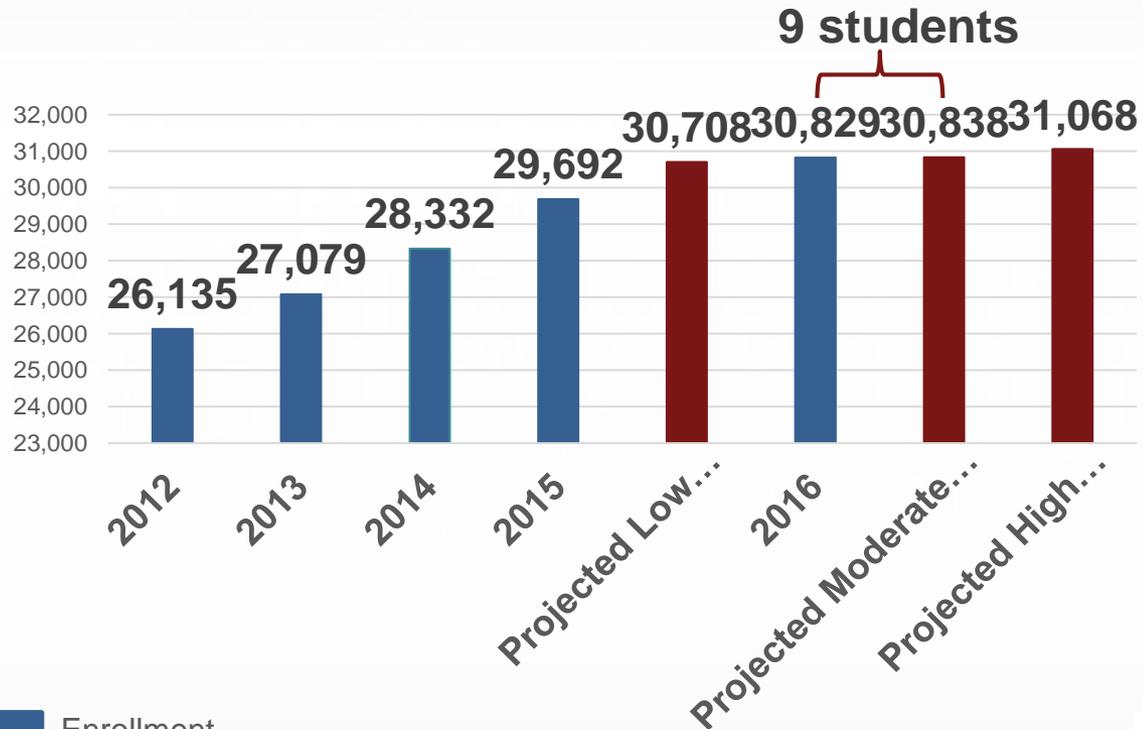


Projected New Housing Occupancies by Oct. 2026

55,342



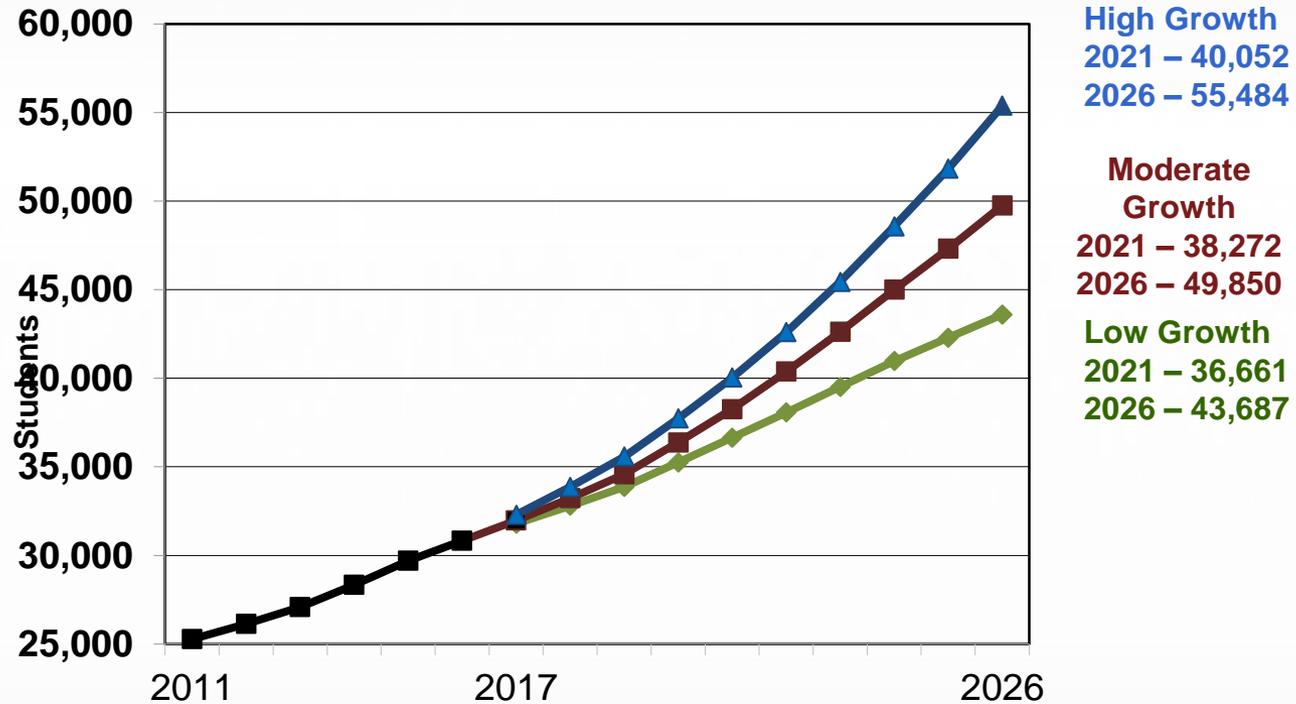
Past Projections vs. Enrollment



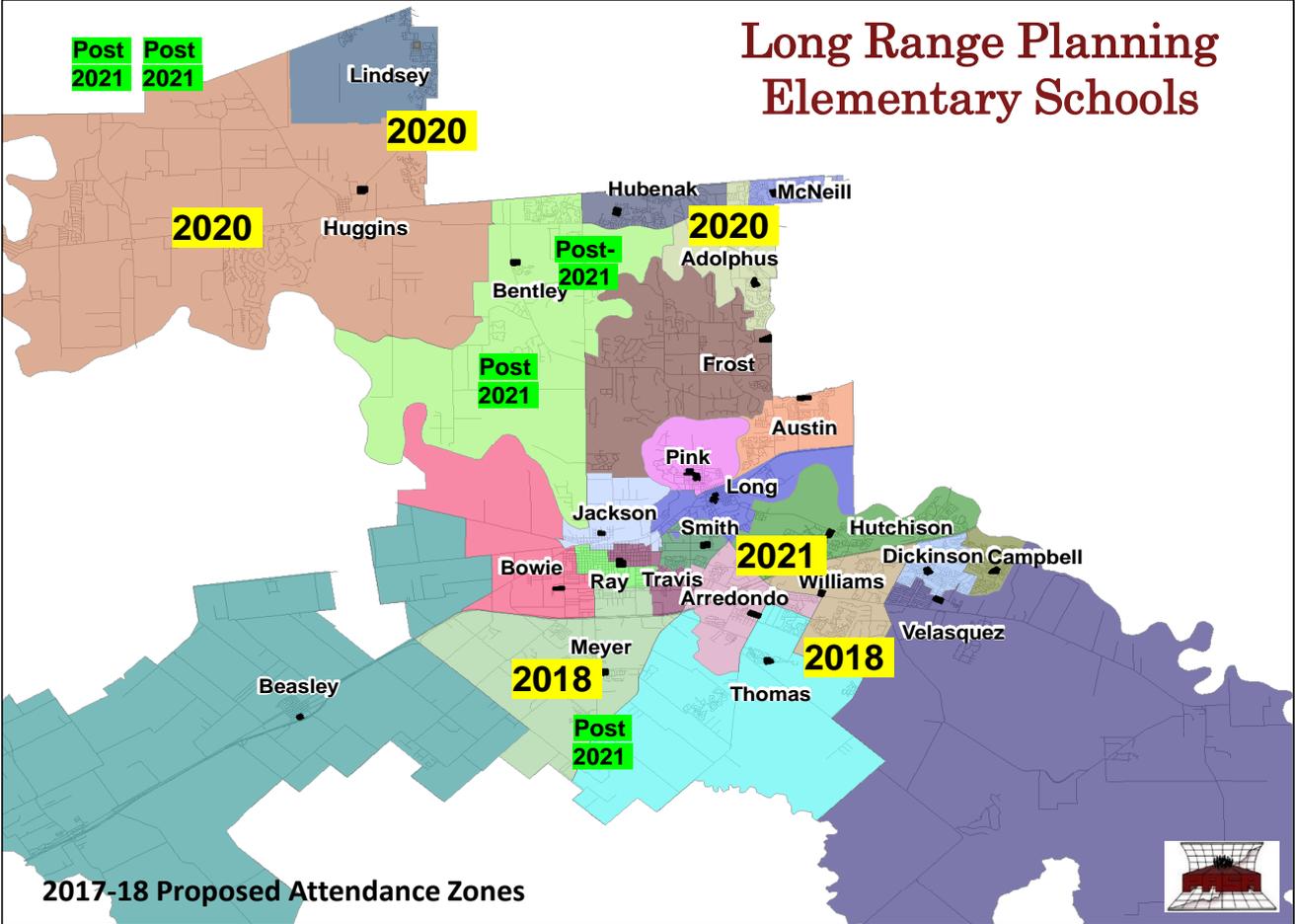
■ Enrollment
■ Projections



Three Scenarios of Growth



Long Range Planning Elementary Schools



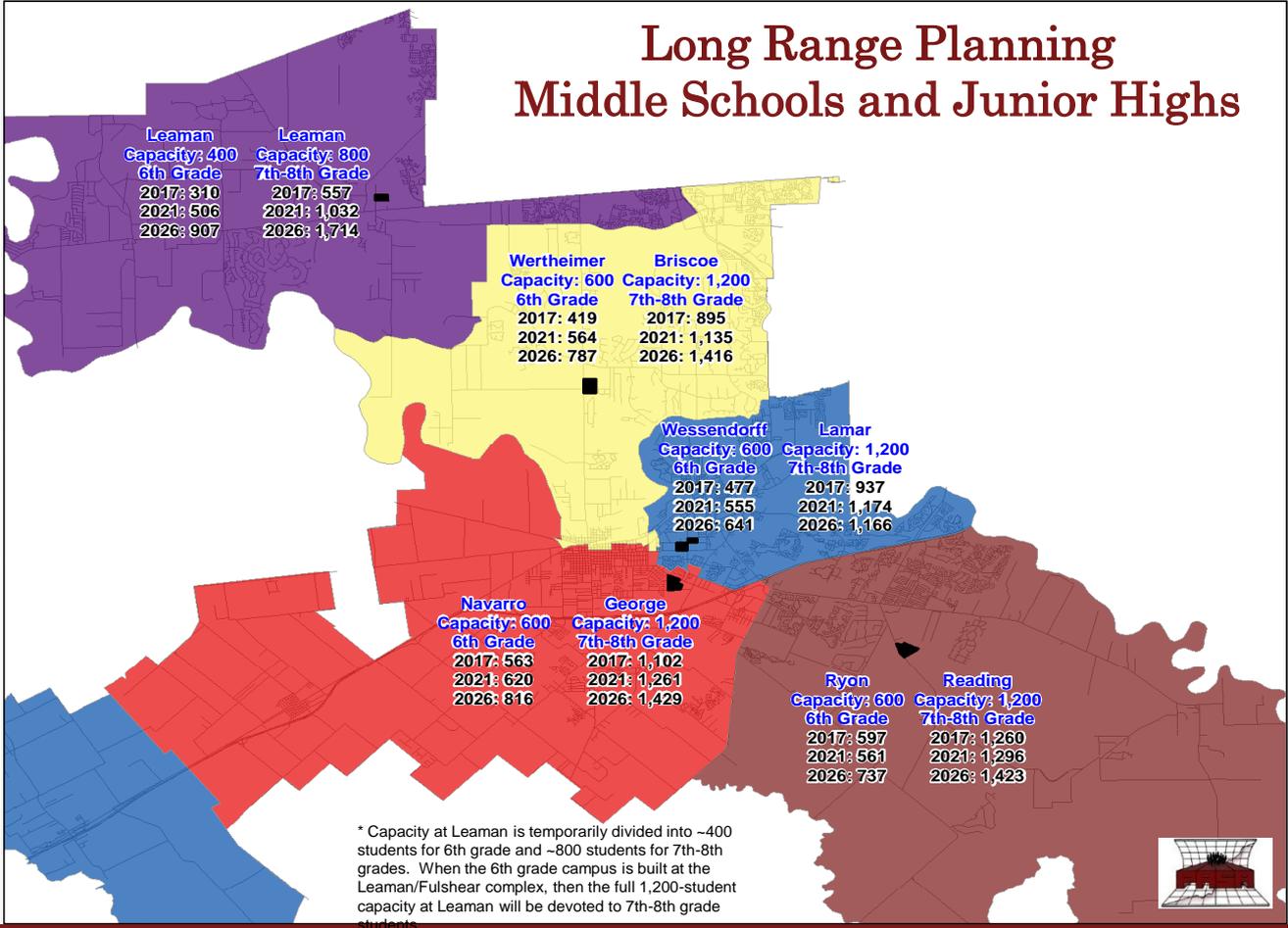
Elementary School Long Range Plan Summary

New Elementary Schools Needed

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
2016-17 Study								1	2		3	1	5					12
2015-16 Study							1	2		3		1	1	3				11
2014-15 Study						1	2	1	1	3	1	3						12
2013-14 Study						1	1	1	2	1		2		1				9
2012-13 Study				1	1		1		2	2		1						8
2011-12 Study				1	1			1		2								5
2010-11 Study				1		1		2	1	1								6
2009-10 Study			1		1	2	1	2	1									8



Long Range Planning Middle Schools and Junior Highs



Projected Resident Students Middle Schools and Junior Highs

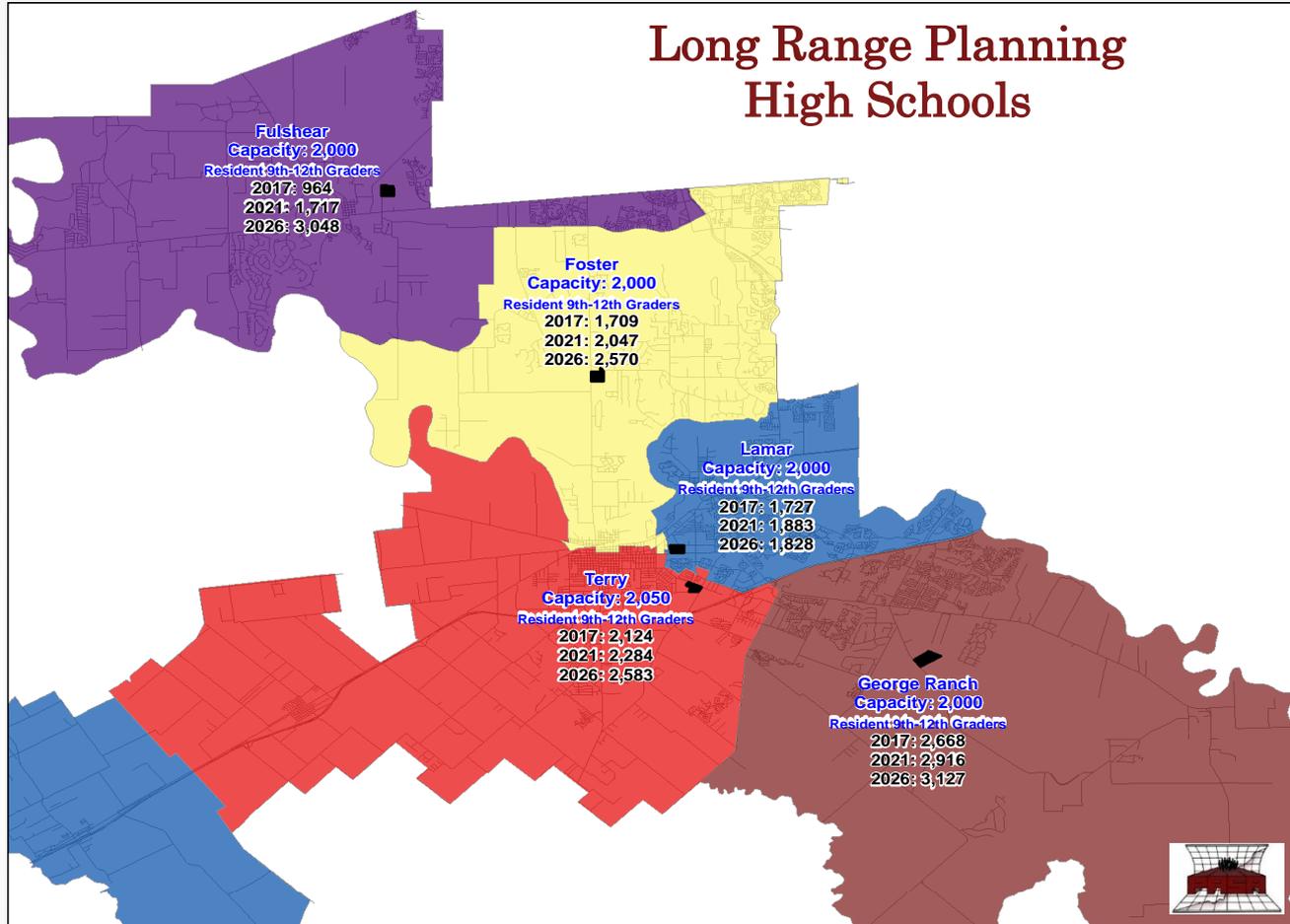
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
6th Grade Campuses										
Leaman *	310	367	376	459	506	548	615	702	804	907
Navarro	563	588	630	626	620	590	610	663	740	816
Polly Ryon	597	615	633	656	561	525	542	595	667	737
Wertheimer	419	513	517	543	564	556	586	646	717	787
Wessendorff	477	509	560	553	555	521	525	554	600	641
7th-8th Grade Campuses										
Briscoe	895	906	996	1,100	1,135	1,167	1,160	1,185	1,278	1,416
George	1,102	1,112	1,146	1,215	1,261	1,255	1,202	1,196	1,281	1,429
Lamar	937	987	1,046	1,135	1,174	1,155	1,085	1,047	1,082	1,166
Leaman *	557	678	833	922	1,032	1,150	1,246	1,359	1,521	1,714
Reading	1,260	1,252	1,237	1,262	1,296	1,289	1,228	1,211	1,285	1,423

> 120% Utilization

* Capacity at Leaman is temporarily divided into ~400 students for 6th grade and ~800 students for 7th-8th grades. When the 6th grade campus is built at the Leaman/Fulshear complex, then the full 1,200-student capacity at Leaman will be devoted to 7th-8th grade students.



Long Range Planning High Schools



Projected Resident Students High Schools

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
9th-12th Grade Campuses										
Foster	1,709	1,782	1,836	1,930	2,047	2,184	2,328	2,450	2,509	2,570
Fulshear	964	1,120	1,283	1,483	1,717	1,989	2,285	2,569	2,813	3,048
George Ranch	2,668	2,746	2,776	2,842	2,916	3,007	3,104	3,164	3,137	3,127
Lamar	1,727	1,755	1,773	1,823	1,883	1,937	1,974	1,971	1,895	1,828
Terry	2,124	2,165	2,170	2,214	2,284	2,377	2,483	2,563	2,562	2,583

> 120% Utilization





Bond
P L A N N I N G
2017
LAMAR CONSOLIDATED ISD



GROWTH

3

ADDITIONAL ELEMENTARY
SCHOOLS OPEN BY 2021



GROWTH

1

HIGH SCHOOL COMPLEX



PLANNING

OCTOBER – MARCH

FACILITIES PLANNING TEAM

PRINCIPALS / DEPARTMENTS



PLANNING

3

YEAR BOND CYCLE



Bond 2017

PLANNING LAMAR CONSOLIDATED ISD

2017 BOND PROPOSAL	
Schools & Land	\$312,700,000
Technology	\$34,326,000
Interior Improvements	\$14,675,000
Exterior Improvements	\$10,260,000
Transportation	\$7,910,000
Fine Arts	\$7,600,000
Athletics	\$5,800,000
Food Service	\$3,350,000
TOTAL	\$396,621,000



SCHOOLS & LAND

SCHOOL / FACILITY	DESCRIPTION	PRICE
High School	Build New Facility	\$124,500,000
Three Elementary Schools	Build Three New Facilities	\$98,000,000
Junior High School	Build New Facility	\$62,000,000
Land Sites	Purchase Land for New Facilities	\$20,000,000
Alternative Learning Center	Build New Facility	\$8,200,000
TOTAL		\$312,700,000



TECHNOLOGY

SCHOOL / FACILITY	DESCRIPTION	PRICE
ALL	Replace Interactive White Boards	\$9,044,000
ALL	Replace Student Laptops	\$7,537,000
ALL	Replace Desktop Computers	\$4,347,000
ALL	Replace iPads	\$3,995,000
ALL	Replace INTERACT Instructional Items	\$2,646,000
ALL	Replace Staff Laptops	\$2,465,000
ALL	Replace Network Printers	\$1,440,000
ALL	Upgrade Phone System	\$890,000
ALL	Upgrade Core & Campus Network Link	\$740,000
ALL	Upgrade Laptop Carts	\$450,000
ALL	Network Server & Storage System Expansion	\$400,000
ALL	Network Security Camera System Expansion	\$250,000
ALL	Replace Eduphoria Scanners	\$122,000
TOTAL		\$34,326,000



INTERIOR IMPROVEMENTS

SCHOOL / FACILITY	DESCRIPTION	PRICE
Lamar Junior High	Renovate HVAC System & Replace Intercom	\$3,380,000
Long Historic Gym	Renovate Facility	\$3,200,000
Foster High	Renovate LOTE Lab & Replace Carpet	\$1,100,000
Williams Elementary	Install Fire Sprinklers, Fire Pump & Replace Carpet	\$1,040,000
George Junior High	Renovate Forum	\$950,000
Briscoe Junior High	Replace Carpet	\$650,000
ALL	Upgrade Siemens HVAC Controls	\$650,000
Wessendorff Middle	Replace Carpet & Vinyl Wallcovering	\$510,000
Pink Elementary	Replace Carpet & Vinyl Wallcovering	\$495,000
Campbell Elementary	Replace Carpet & Vinyl Wallcovering	\$440,000
Long Elementary	Restore Auditorium Seating & Replace Carpet	\$410,000
Navarro Middle	Replace Carpet & Intercom	\$400,000
Lamar Consolidated High	Renovate LOTE Lab	\$350,000
Terry High	Renovate LOTE Lab	\$350,000
Bowie Elementary	Enlarge Cafeteria & Remove Stage	\$300,000
Jackson Elementary	Replace Carpet	\$250,000
Austin Elementary	Renovate Office & Reception	\$200,000
TOTAL		\$14,675,000



EXTERIOR IMPROVEMENTS

SCHOOL / FACILITY	DESCRIPTION	PRICE
Lamar Consolidated High	Improve Drainage, Drives, Sidewalks & Parking	\$2,500,000
Austin Elementary	Replace Roof	\$1,900,000
Seguin Early Childhood Center	Replace Roof	\$1,900,000
Brazos Crossing Administration	Repair Water Damage & Replace Exterior Brick	\$1,800,000
Bowie Elementary	Replace Entry Canopy & Add Parking	\$575,000
Smith Elementary	Repair Drainage & Renovate Courtyard	\$650,000
George Junior High	Add Parking	\$450,000
Ray Elementary	Improve Drainage	\$220,000
Lamar Junior High	Improve Parent Drop-Off	\$140,000
Jackson Elementary	Improve Drainage	\$125,000
TOTAL		\$10,260,000



TRANSPORTATION

SCHOOL / FACILITY	DESCRIPTION	PRICE
Transportation	Purchase New Buses (49)	\$5,175,000
Transportation	Add Air Conditioning to Existing Buses	\$1,335,000
Transportation	Replace Underground Fuel Tanks & Fueling Island	\$900,000
Transportation	Install New Student Tracking System	\$500,000
TOTAL		\$7,910,000



FINE ARTS

SCHOOL / FACILITY	DESCRIPTION	PRICE
All Middle Schools	Add Orchestra Rooms	\$5,500,000
Lamar Junior High	Add Choir Room	\$1,600,000
Navarro Middle School	Renovate Choir Room	\$500,000
TOTAL		\$7,600,000



ATHLETICS

SCHOOL / FACILITY	DESCRIPTION	PRICE
Traylor Stadium	Replace Press Box	\$2,800,000
Traylor Stadium	Renovate Auxiliary Locker Room	\$2,200,000
Terry High	Replace Football Bleachers	\$450,000
Foster High	Replace Fieldhouse Lockers	\$350,000
TOTAL		\$5,800,000



FOOD SERVICE

SCHOOL / FACILITY	DESCRIPTION	PRICE
George Junior High	Renovate Kitchen Serving Lines	\$650,000
Terry High	Renovate Kitchen Serving Lines	\$650,000
Bowie Elementary	Renovate Kitchen Serving Lines	\$325,000
Jackson Elementary	Renovate Kitchen Serving Lines	\$325,000
Travis Elementary	Replace Walk-in Cooler & Freezer	\$175,000
Austin Elementary	Replace Walk-in Cooler & Freezer	\$175,000
Beasley Elementary	Replace Walk-in Cooler & Freezer	\$175,000
Pink Elementary	Replace Walk-in Cooler & Freezer	\$175,000
Huggins Elementary	Replace Walk-in Cooler & Freezer	\$175,000
Seguin Early Childhood Center	Replace Walk-in Cooler & Freezer	\$175,000
Ray Elementary	Replace Walk-in Cooler & Freezer	\$175,000
Williams Elementary	Replace Walk-in Cooler & Freezer	\$175,000
TOTAL		\$3,350,000



OVER

75%

NEW SCHOOLS
& LAND



Bond 2017

PLANNING LAMAR CONSOLIDATED ISD

2017 BOND PROPOSAL	
Schools & Land	\$312,700,000
Technology	\$34,326,000
Interior Improvements	\$14,675,000
Exterior Improvements	\$10,260,000
Transportation	\$7,910,000
Fine Arts	\$7,600,000
Athletics	\$5,800,000
Food Service	\$3,350,000
TOTAL	\$396,621,000



Comments, Questions, Feedback



Committee Work

+ Next Steps



- Reflect on the information presented today and consider any additional items that should be included in the planning process.
- Send any additional questions, comments or RFI's to Mike Rockwood, mrockwood@lcisd.org.
- See you next week!