



2023 Bond Planning

THURSDAY, December 15, 2022

Agenda

1. Welcome – Rashid Khokhar & Steve Bassett
2. 2023 Updates – Carolina Fuzetti
3. 2023 Rebuilds & Consolidations – Steve Bassett
4. Communications – Sherry Williams
5. Debt Service Fund – Bryan Guinn
6. Capital Plan Overview as of December 2022 – Steve Bassett
7. Questions/Comments – Steve Bassett

Barrington Place ES - Construction Progress



- Demolition / Wall Replacement



- Mold Remediation

Barrington Place ES – Scope of Work

APPROVED SCOPE

- Mold remediation
- Installation of new walls
- New flooring, ceiling, LED lights
- Restroom renovation
- Code compliance
 - Electrical
 - Fire
 - ADA

BOND 2023 SCOPE

- Gym expansion
- Façade upgrade
- Stacking
- HVAC upgrades
- Additional kitchen storage
- New furniture
- Collaboration spaces

Barrington Place ES - Exterior Renderings



- Façade upgrade
(Dependent on Bond 2023 approval)



Barrington Place ES - Exterior Renderings



- Canopies
- New Ed Specs

- Lobby Upgrade
- Car Stacking



Barrington Place ES - Interior Renderings



- Collaboration Spaces

- Cafeteria Renovation



Re-Build vs. Renovation

Re-Build (New Construction)

PROS

- Resets the clock on building structure, materials, systems, and overall efficiency
 - Significantly reduces future maintenance investments
 - New FCI=0%
-


CONS

- Most costly
- More invasive



Renovation (Existing Building)

PROS

- Investment flexibility 
- Less invasive
- Temporary student displacement is optional

3 Levels

- Facelift
- Pull-and-replace
- Full scale

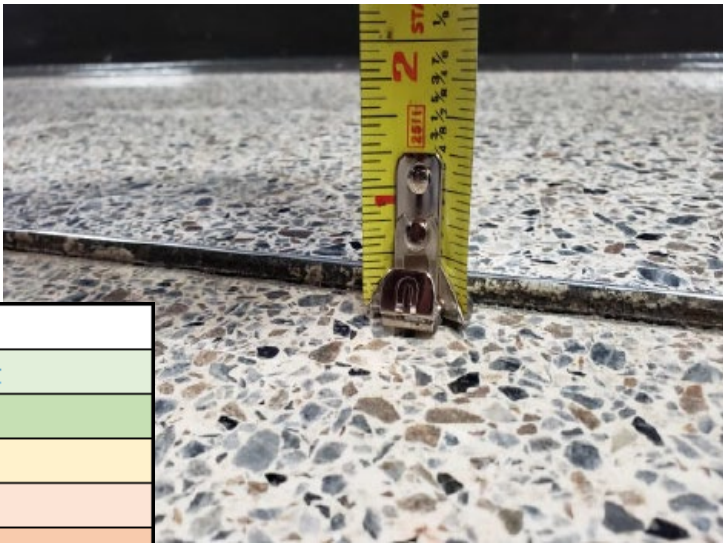
CONS

- FCI continues to go higher (Reduced at time of renovation)
- Additional maintenance investment funds required following the renovation
- Building foundation and structure maintain original building age
- Design limitations based on building components

Clements HS – Current Condition / FCI



- Facility Condition Index (FCI) - used throughout the facility assessment industry as a general indication of building health
- FCI is calculated as a ratio between the Repair Cost vs. Replacement Value

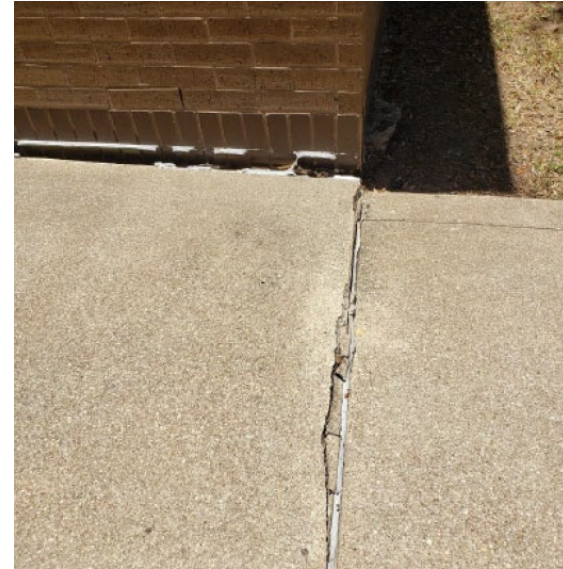


- 2021 FCI – 59%

FCI Legend
0-10% = Excellent
11-20% = Good
21-40% = Fair
41-59% = Poor
60%+ = Very Poor



Clements HS – Current Condition



Clements HS – Summary Report/Priority Totals by Discipline

Priority	Total Cost
Priority 1	\$6,318,000
Priority 1.1	\$80,059,505
Priority 2	\$26,827,605
Priority 3	\$0
Priority 4	\$0

Proposed Work Items:
 Priority 1 and 2 cost estimates are in 2022 dollars and include soft costs and inflation based on the priority assigned. Priority 3 and 4 are not included in this report.

DISCIPLINE	PRIORITY 1	PRIORITY 1.1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTAL COST
Civil	\$6,318,000	\$159,354	\$0	\$0	\$0	\$6,477,354
Building Envelope	\$0	\$5,727,337	\$246,402	\$0	\$0	\$5,973,739
Architecture	\$0	\$14,593,176	\$19,587,064	\$0	\$0	\$34,180,240
Mechanical	\$0	\$2,353,104	\$871,884	\$0	\$0	\$3,224,988
Electrical	\$0	\$6,788,340	\$113,724	\$0	\$0	\$6,902,064
Plumbing	\$0	\$765,180	\$0	\$0	\$0	\$765,180
Technology	\$0	\$0	\$0	\$0	\$0	\$0
Life Safety & Security	\$0	\$1,292,663	\$0	\$0	\$0	\$1,292,663
Athletics	\$0	\$35,198,280	\$2,335,133	\$0	\$0	\$37,533,413
Fine Arts	\$0	\$9,403,992	\$0	\$0	\$0	\$9,403,992
Furniture, Fixtures & Equipment	\$0	\$3,500,000	\$0	\$0	\$0	\$3,500,000
Food Service / Child Nutrition	\$0	\$278,079	\$3,673,399	\$0	\$0	\$3,951,478
Priority Totals	\$6,318,000	\$80,059,505	\$26,827,605	\$0	\$0	\$113,205,110




Clements HS – Cost Comparison

Current Market - Construction Cost Comparison

	YEAR	CONSTRUCTION COST / SF	COMMENTS	TOTAL PROJECT COST / SF	TOTAL BUDGET																																
High School 12	2018	\$263/SF	Greenfield Project	\$329/SF	\$ 180,973,879																																
Clements HS (Re-build)	2022	\$308/SF	Re-Build on Existing Site. Add Demolition of existing school, asbestos abatement, phased construction premium, site improvements, design fees & permitting fees to get to total budget.	\$405/SF	\$ 222,854,405																																
<table border="1"> <thead> <tr> <th>Actual Bids Received Current Market</th> <th>Bid Opening Date</th> <th>Actual Cost/SF</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Katy High School 10</td> <td>Jan 2022</td> <td>\$302/SF</td> <td>Greenfield site</td> <td rowspan="5">N/A</td> <td></td> </tr> <tr> <td>Katy Junior High #18</td> <td>Jan 2022</td> <td>\$276/SF</td> <td>New Construction</td> <td></td> </tr> <tr> <td>Friendswood Cline Elementary</td> <td>Feb 2022</td> <td>\$305/SF</td> <td>New Construction</td> <td></td> </tr> <tr> <td>High School in Hamshire-Fannet</td> <td>Feb 2022</td> <td>\$375/SF</td> <td>New Construction</td> <td></td> </tr> <tr> <td>Spring Branch Nottingham Re-build</td> <td>Dec 2021</td> <td>\$327/SF</td> <td>Re-build on Existing Site.</td> <td></td> </tr> </tbody> </table>						Actual Bids Received Current Market	Bid Opening Date	Actual Cost/SF				Katy High School 10	Jan 2022	\$302/SF	Greenfield site	N/A		Katy Junior High #18	Jan 2022	\$276/SF	New Construction		Friendswood Cline Elementary	Feb 2022	\$305/SF	New Construction		High School in Hamshire-Fannet	Feb 2022	\$375/SF	New Construction		Spring Branch Nottingham Re-build	Dec 2021	\$327/SF	Re-build on Existing Site.	
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Bond Funds vs. General Fund

	<u>BOND</u>	<u>GENERAL FUND</u> <u>(failed VATRE)</u>
NATATORIUM	\$22,900,000	Operational Costs  Maintenance Staff
TRANSPORTATION FACILITY	\$19,232,111	Additional Operational Costs - Maintain operations at 2 locations
TRAVIS HS ADDITION	\$20,794,856	Re-zone students, Academies, Re-Balance HS



Life Cycle & Deficiency Items

DISTRICT FACILITIES

- 54 Elementary Schools
- 15 Middle Schools
- 12 High Schools
- 23 Support Facilities

104 Facilities

(2021)

Life Cycle & Deficiency
Priority 1 Items
\$919,674,175

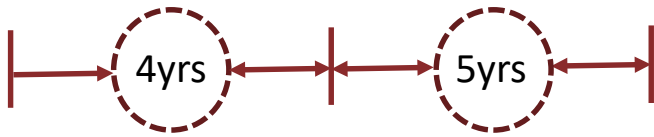
13 million square feet
District wide

Priority 1 reduced to
\$560,842,721
(As of August 10, 2022)

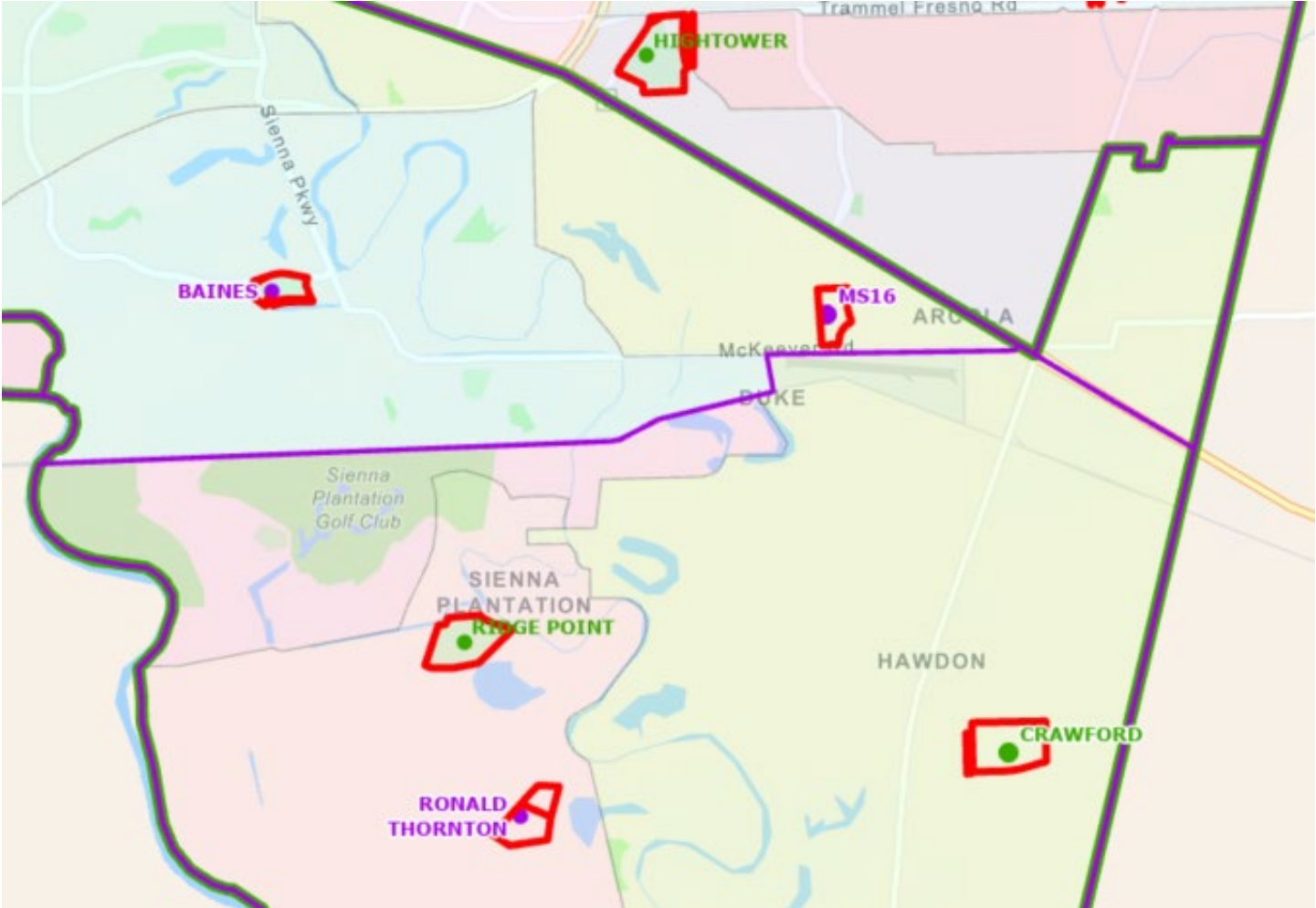
Recommendation
Increase Life Cycle & Deficiency
\$610,842,721 (66%)

Capital Plan History/Forecast

(\$ Millions)	2014	2018	2023
Priority 1 Needs Identified	\$1,170	\$1,721	\$1,697
Bond Funded Amount	\$484	\$993	\$1.2B
Life Cycle & Deficiencies	\$160	\$397	\$611
Major Projects (New Construction)	\$218	\$403	TBD
Other / District Wide (IT, Safety, Transportation)	\$106	\$193	\$124
Unfunded	\$686	\$727	\$497
Percent of Priority Unfunded	59%	42%	29%



Middle School 16 - Map



Middle School 16 - Projection Data

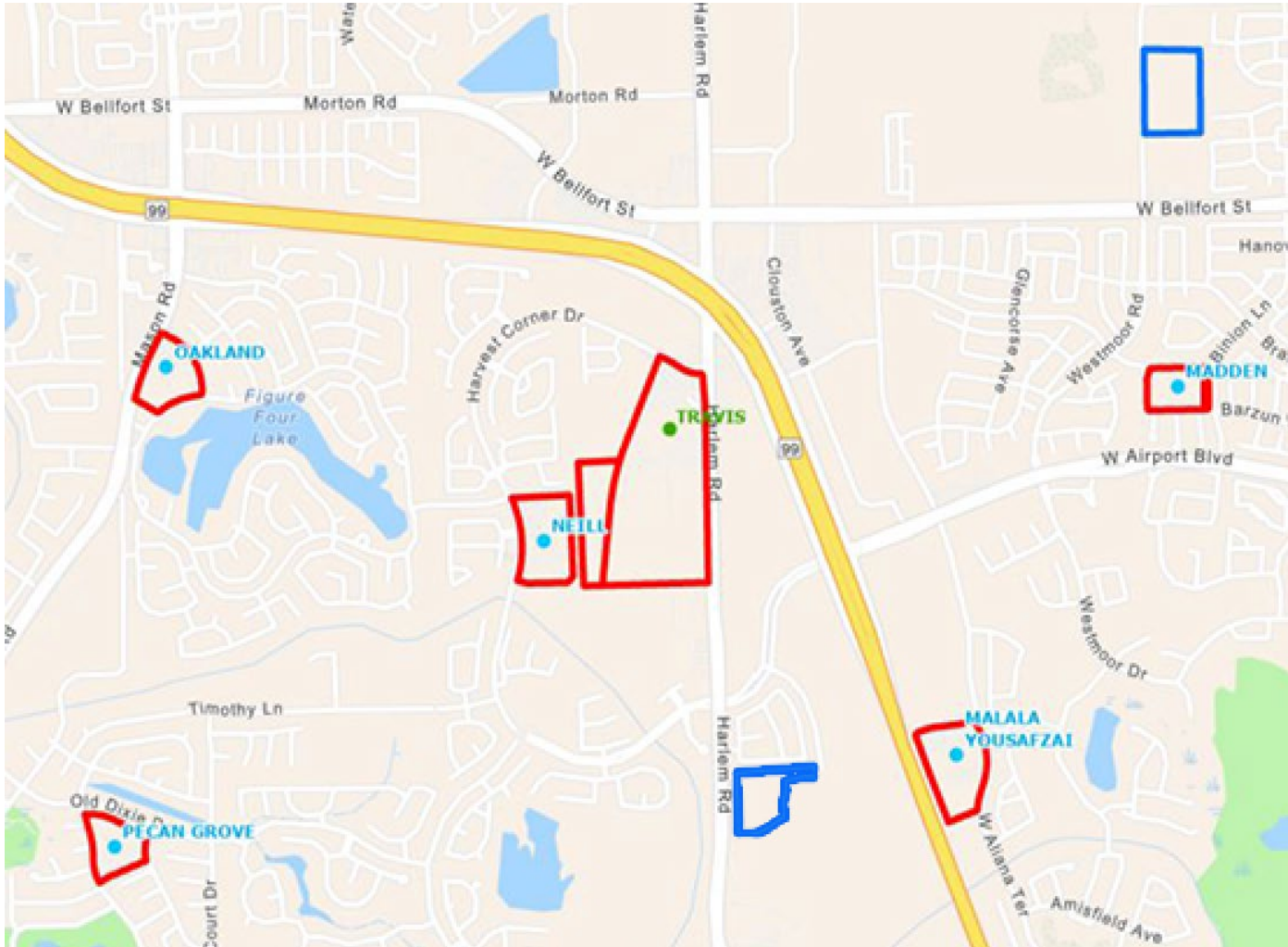
Campus	Campus ID	FCI Score	Year Built	Distance in Miles				Acreage	T Buildings
				to M16	to Lake Olympia	to Thornton	to Baines		
Lake Olympia MS	48	40%	1992	6.7	0.0	7.6	4.6	42.78	0
Thornton	55	0%	2018	6.1	7.6	0.0	4.2	31.85	4
Baines MS	52	23%	2006	3.8	4.6	4.2	0.0	30.41	0

FCI Legend
0-10% = Excellent
11-20% = Good
21-40% = Fair
41-59% = Poor
60%+ = Very Poor

Campus	Design Capacity	Current Enrollment	Utilization	Projected Enrollment									
				2024	Utilization	2025	Utilization	2026	Utilization	2027	Utilization	2028	Utilization
Lake Olympia MS	1,500	1,172	78.1%	1,341	89.4%	1,331	88.7%	1,341	89.4%	1,364	90.9%	1,371	91.4%
Thornton	1,536	1,533	99.8%	1,943	126.5%	2,110	137.4%	2,292	149.2%	2,487	161.9%	2,685	174.8%
Baines MS	1,630	1,294	79.4%	1,426	87.5%	1,466	89.9%	1,485	91.1%	1,486	91.2%	1,492	91.5%
Total		3,999		4,710		4,907		5,118		5,337		5,548	



Harvest Green - Map



Harvest Green - School Project Data

Distance in Miles								
Campus	Campus ID	FCI Score	Year Built	to Harvest Green	to Madden	to Malala	Acreage	T-Buildings
Madden ES	151	21%	2015	2.0	0.0	1.7	9.6	2
Malala ES	156	0%	2020	1.6	1.7	0.0	18	4
Neill ES	154	2%	2017	1.3	2.8	2.2	16.7	2
Oakland ES	145	29%	2006	2.5	3.4	3.1	12.2	6
Pecan Grove ES	125	41%	1988	3.5	5.0	4.4	10	2

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Projected Enrollment													
Campus	Design Capacity	Current Enrollment	Utilization	2024 Utilization	2025 Utilization	2026 Utilization	2027 Utilization	2028 Utilization	2029 Utilization	2030 Utilization	2031 Utilization	2032 Utilization	
Madden ES	1,011	963	95.3%	858	84.9%	852	84.3%	878	86.8%	901	89.1%	907	89.7%
Malala ES	1,074	1,098	102.2%	1,179	109.8%	1,191	110.9%	1,215	113.1%	1,230	114.5%	1,229	114.4%
Neill ES	1,105	1,081	97.8%	1,516	137.2%	1,674	151.5%	1,773	160.5%	1,842	166.7%	1,876	169.8%
Oakland ES	820	914	111.5%	895	109.1%	883	107.7%	876	106.8%	877	107.0%	874	106.6%
Pecan Grove ES	792	771	97.3%	800	101.0%	797	100.6%	786	99.2%	790	99.7%	787	99.4%
Total		4,827		5,248		5,397		5,528		5,640		5,673	



Create plan to improve campus utilization

- Smaller schools with low utilization increases costs per student
- School consolidation to include newer facilities and/or unique programs
- Criteria for school selection:
 - Facility Condition Index
 - Data-driven campus usage information
 - Available acreage of current school sites
 - Proximity to other campuses and charter schools

Willowridge - Feeder Pattern Map



Willowridge - Feeder Pattern Data

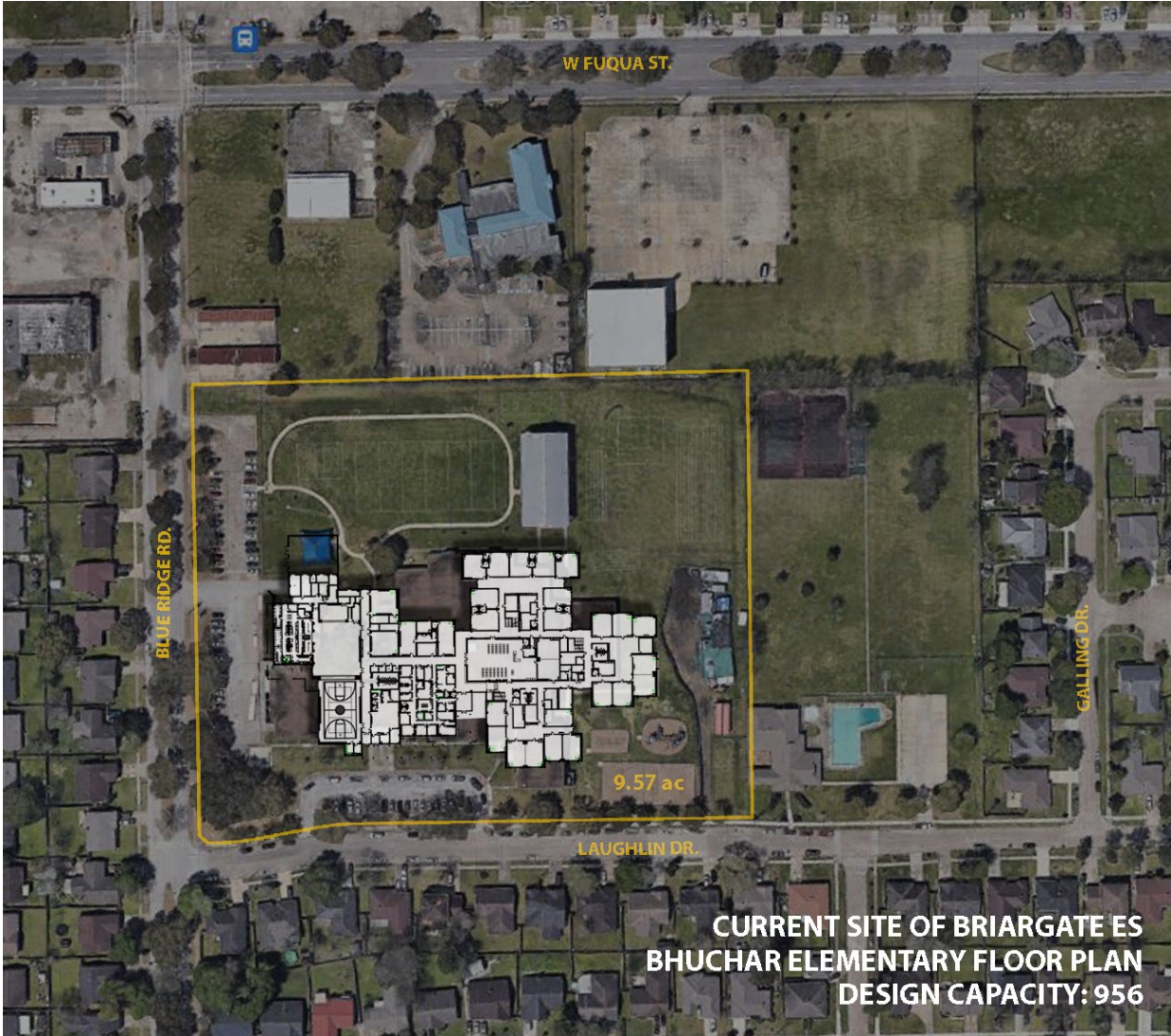
Campus	Campus ID	FCI Score	Year Built	Distance in Miles				Acreage	T Buildings
				to Ridgeway	to Briaridge	to Ridgemont	to Blue Ridge		
Briaridge Elementary	113	56% (Poor)	1977	1.4	0.0	2.6	1.9	9.6 Ac	0
Ridgeway Elementary	116	54% (Poor)	1981	0.0	1.4	1.3	1.7	10 Ac	3
Blue Ridge Elementary	108	58% (Poor)	1969	1.7	1.9	1.5	0.0	10 Ac	1
Ridgemont Elementary	109	54% (Poor)	1973	1.3	2.6	0.0	1.5	10.2 Ac	1

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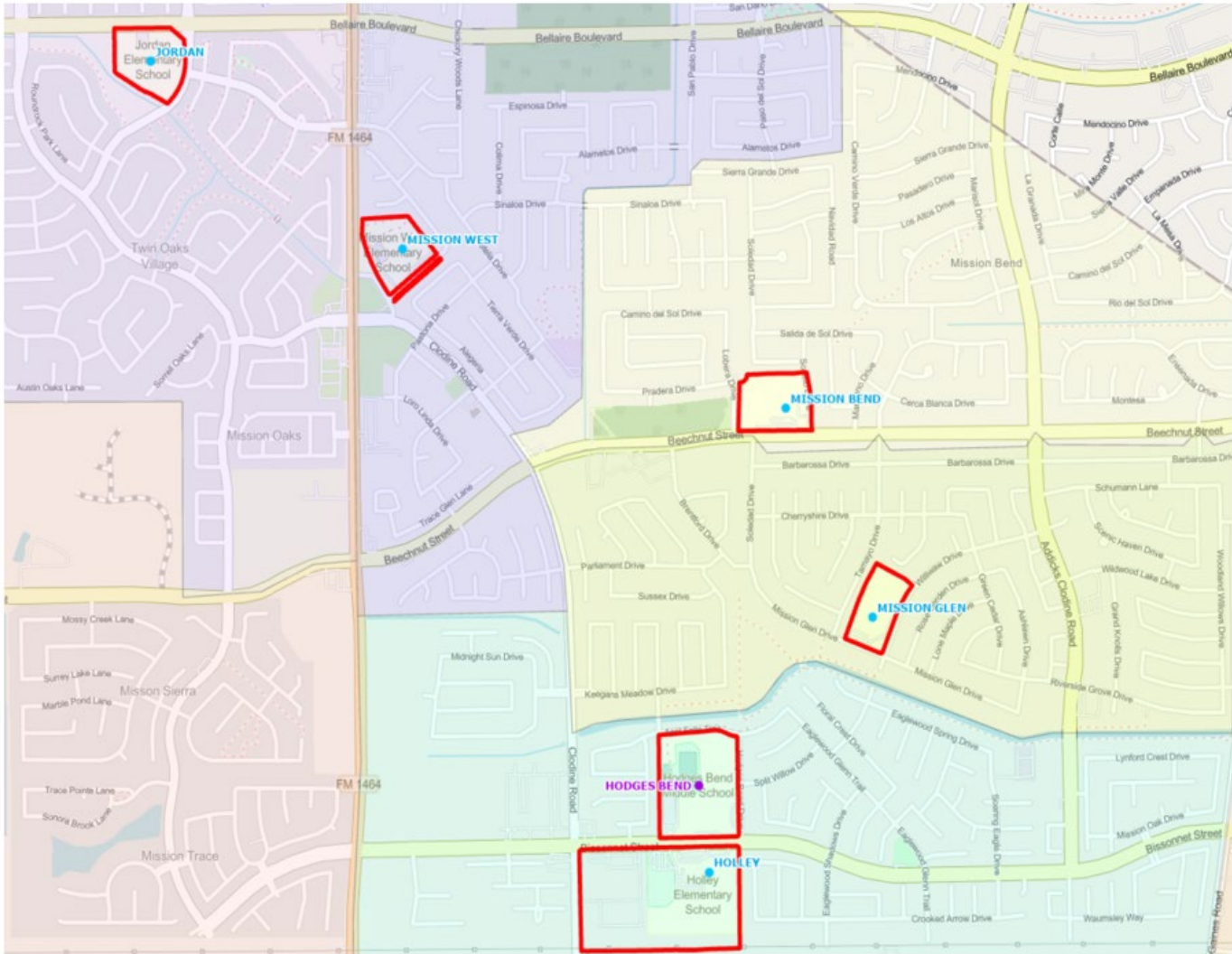
Campus	Design Capacity	Current Enrollment	Utilization	Projected Enrollment									
				2024	Utilization	2025	Utilization	2026	Utilization	2027	Utilization	2028	Utilization
Briaridge Elementary	862	355	41.2%	400	46.4%	377	43.7%	373	43.3%	350	40.6%	331	38.4%
Ridgeway Elementary	806	454	56.3%	530	65.8%	531	65.9%	517	64.1%	508	63.0%	500	62.0%
Blue Ridge Elementary	673	260	38.6%	392	58.2%	428	63.6%	453	67.3%	488	72.5%	500	74.3%
Ridgemont Elementary	817	798	97.7%	608	74.4%	611	74.8%	588	72.0%	584	71.5%	581	71.1%
Total		1,867		1,930		1,947		1,931		1,930		1,912	

Campus	Title I	Economically Disadvantaged			Emergent				Pairings
		GT	SPED	BIL	ESL	At Risk			
Briaridge Elementary	Y								
Ridgeway Elementary	Y	303	3	61	31	30	149	4	
Blue Ridge Elementary	Y								
Ridgemont Elementary	Y	393	1	68	230	32	261	4	

Briargate ES – 1000 Student Floor Plan



Bush - Feeder Pattern Map



Bush - Feeder Pattern Data

Campus	Campus ID	FCI Score	Year Built	Distance in Miles					Acreage
				to Mission Bend	to Mission Glen	to Mission West	to Holley	to Jordan	
Mission Bend	118	42% (Poor)	1981	0.0	0.8	1.2	1.8	2	10.9 Ac
Mission Glen	124	37% (Fair)	1986	0.8	0.0	1.7	2.0	2.5	9.09 Ac
Mission West	129	39% (Fair)	1991	1.2	1.7	0.0	1.7	1.5	10.6 Ac
Holley	143	27% (Fair)	2005	1.8	2.0	1.7	0.0	2.8	46.4 Ac
Jordan	141	27% (Fair)	2002	2.0	2.5	1.5	2.8	0	11.9 Ac

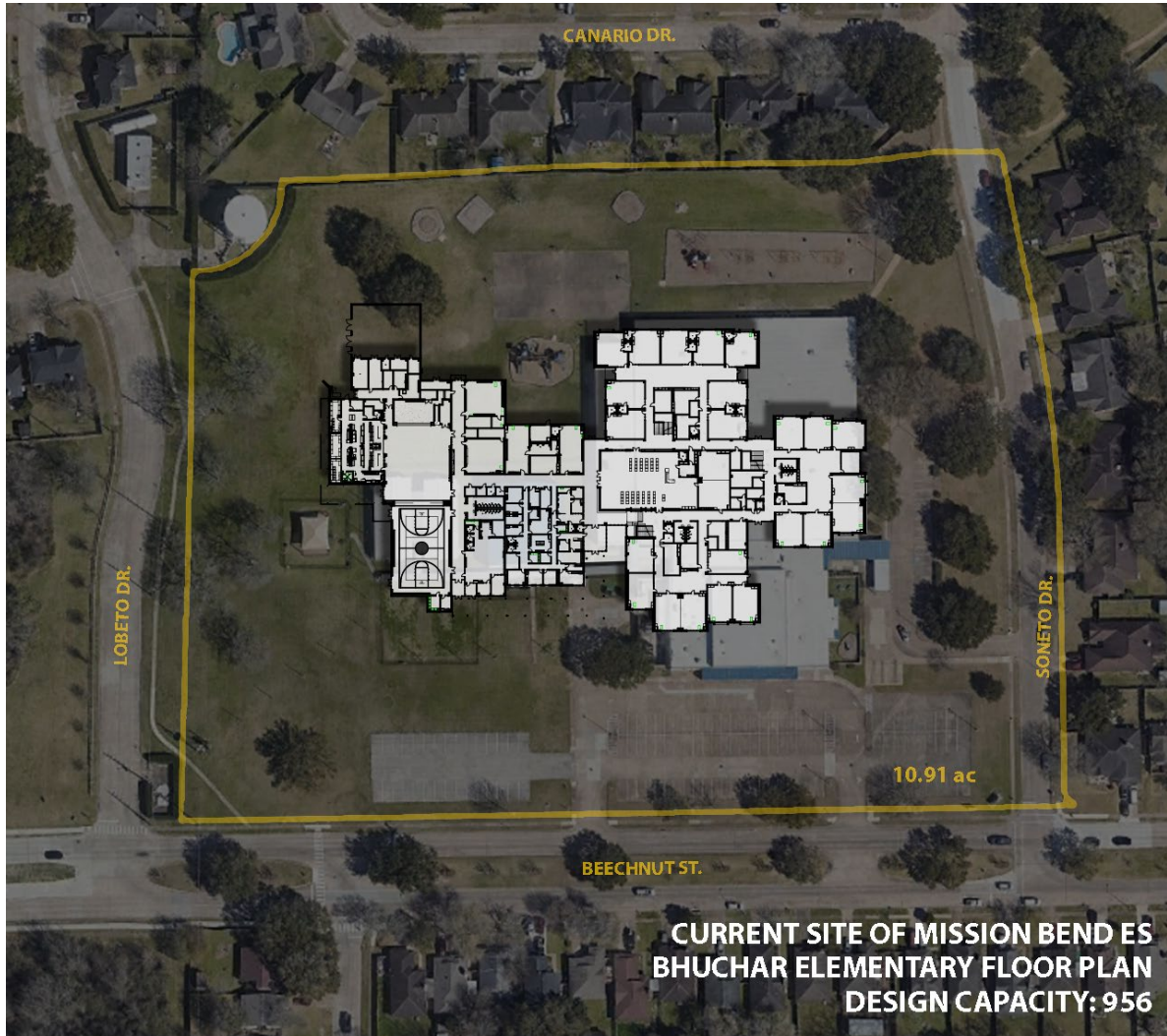
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Campus	Design Capacity	Current Enrollment	Utilization	Projected Enrollment									
				2024	Utilization	2025	Utilization	2026	Utilization	2027	Utilization	2028	Utilization
Mission Bend	819	312	38.1%	319	38.9%	308	37.6%	275	33.6%	246	30.0%	224	27.4%
Mission Glen	804	374	46.5%	383	47.6%	367	45.6%	337	41.9%	317	39.4%	302	37.6%
Mission West	844	529	62.7%	472	55.9%	444	52.6%	420	49.8%	401	47.5%	392	46.4%
Holley	945	651	68.9%	703	74.4%	720	76.2%	731	77.4%	728	77.0%	712	75.3%
Jordan	752	505	67.2%	440	58.5%	425	56.5%	403	53.6%	396	52.7%	390	51.9%
Total		2,371		2,317		2,264		2,166		2,088		2,020	

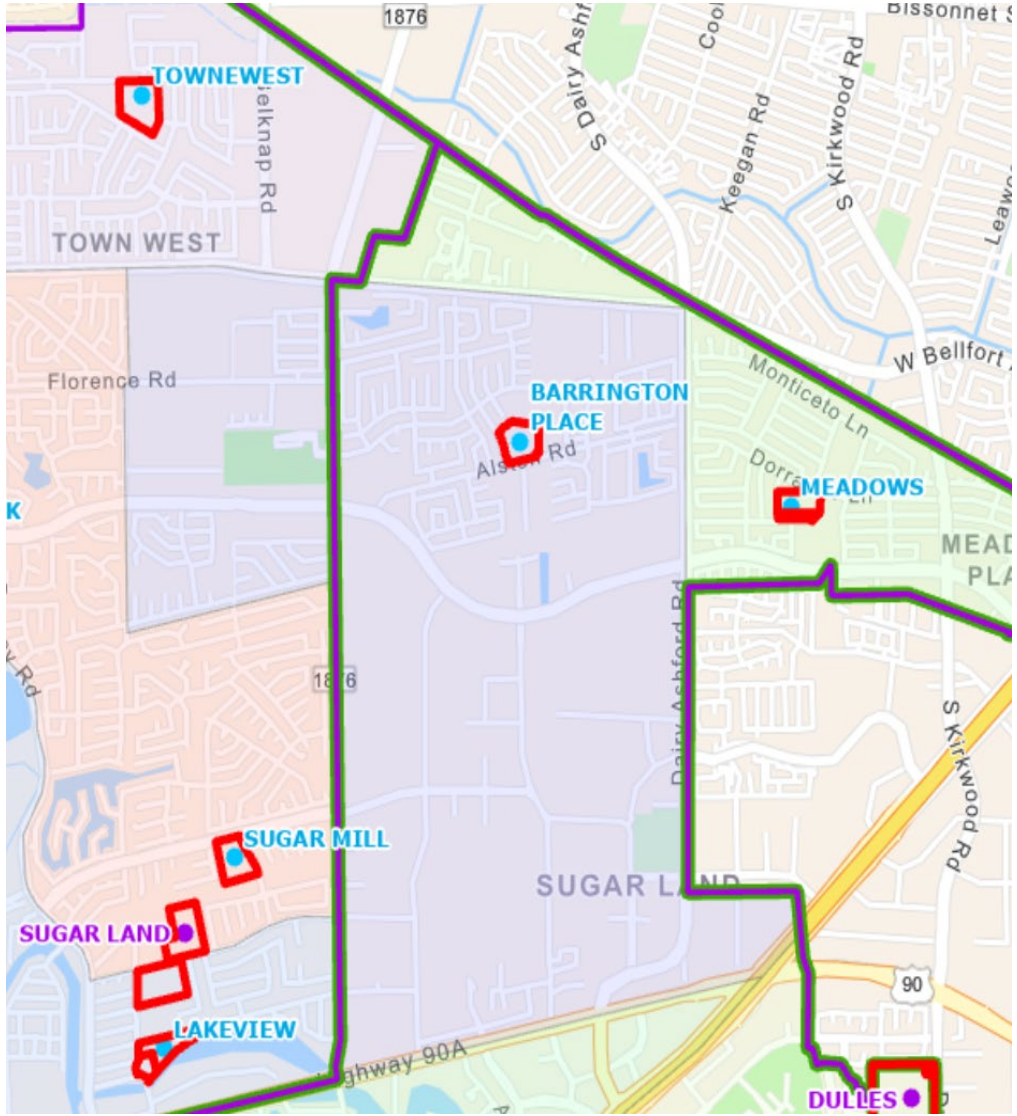
Campus	Title I	Economically Disadvantaged	GT	SPED	Emergent BIL	ESL	At Risk	Pairings
Mission Bend	Y	261	8	40	96	92	169	10
Mission Glen	Y	300	2	70	111	102	177	9
Mission West	Y	428	10	65	308	105	353	10
Holley	Y	406	16	70	307	150	406	9
Jordan	Y	372	10	84	154	84	195	10



Mission Bend ES – 1000 Student Floor Plan



Kempner - Feeder Pattern Map



Kempner - Feeder Pattern Data

Campus	Campus ID	FCI Score	Year Built	Distance in Miles			T Buildings
				to Barrington Place	to Sugar Mill	Acreage	
Barrington Place	127	45% (Poor)	1990	0.0	2.2	10 Ac	0
Sugar Mill	119	56% (Poor)	1984	2.2	0.0	9.8 Ac	0
Townewest	114	49% (Poor)	1978	2.5	3.5	13.3 Ac	3
Lakeview	102	0% (Excellent)	2022	3.1	1.1	8.9 Ac	0
Meadows	110	0% (Excellent)	2021	1.3	3.0	8.9 Ac	0

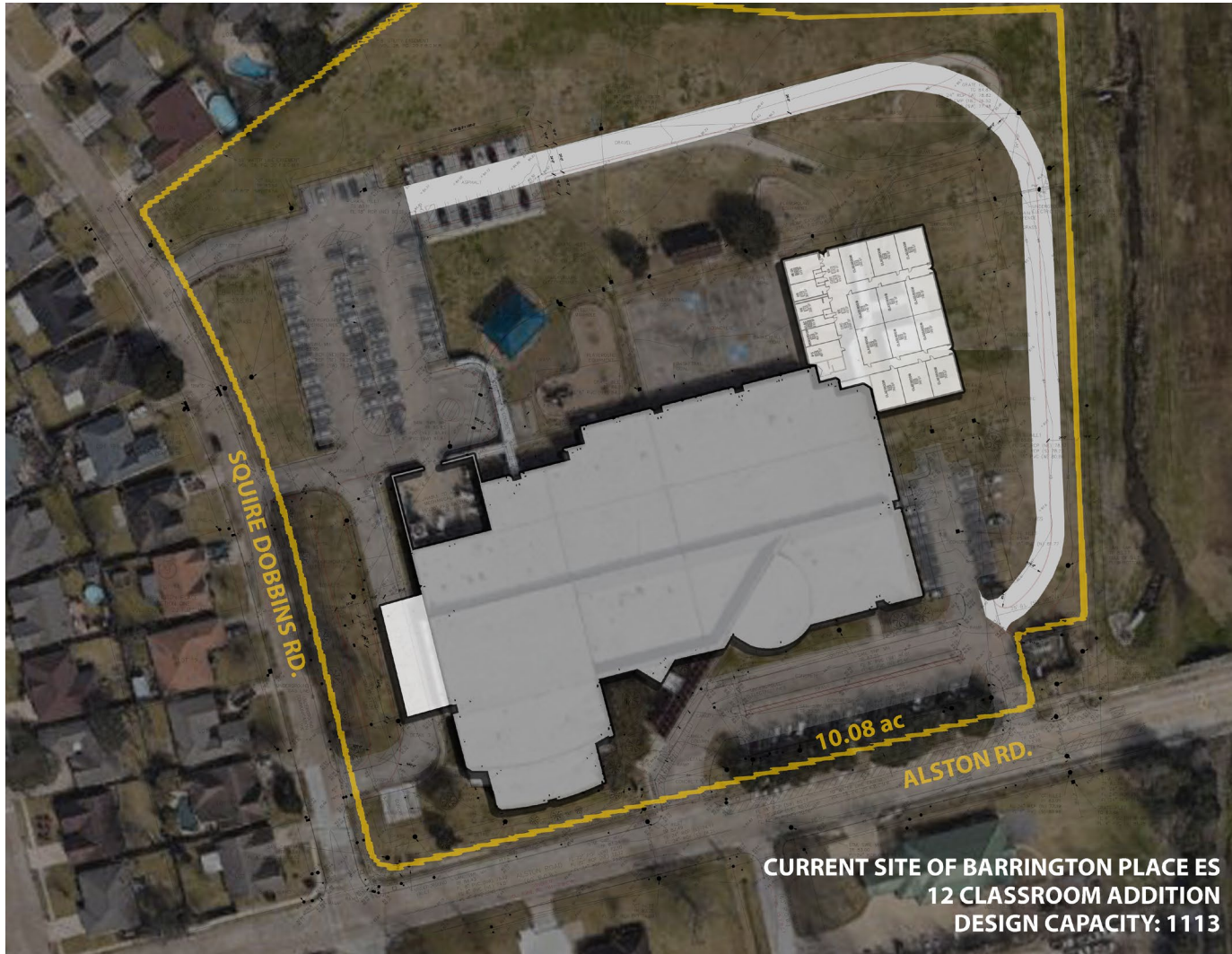
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Campus	Design Capacity	Current Enrollment	Utilization	Projected Enrollment									
				2024	Utilization	2025	Utilization	2026	Utilization	2027	Utilization	2028	Utilization
Barrington Place	849	382	45.0%	504	59.4%	502	59.1%	506	59.6%	509	60.0%	509	60.0%
Sugar Mill	796	642	80.7%	563	70.7%	561	70.5%	575	72.2%	586	73.6%	591	74.2%
Townewest	791	549	59.3%	480	52.0%	488	52.9%	492	53.3%	484	52.4%	477	51.7%
Lakeview	500	309	61.8%	316	63.2%	328	65.6%	342	68.4%	347	69.4%	350	70.0%
Meadows	583	442	75.8%	383	65.7%	396	67.9%	405	69.5%	415	71.2%	419	71.9%
Total		2,324		2,246		2,275		2,320		2,341		2,346	

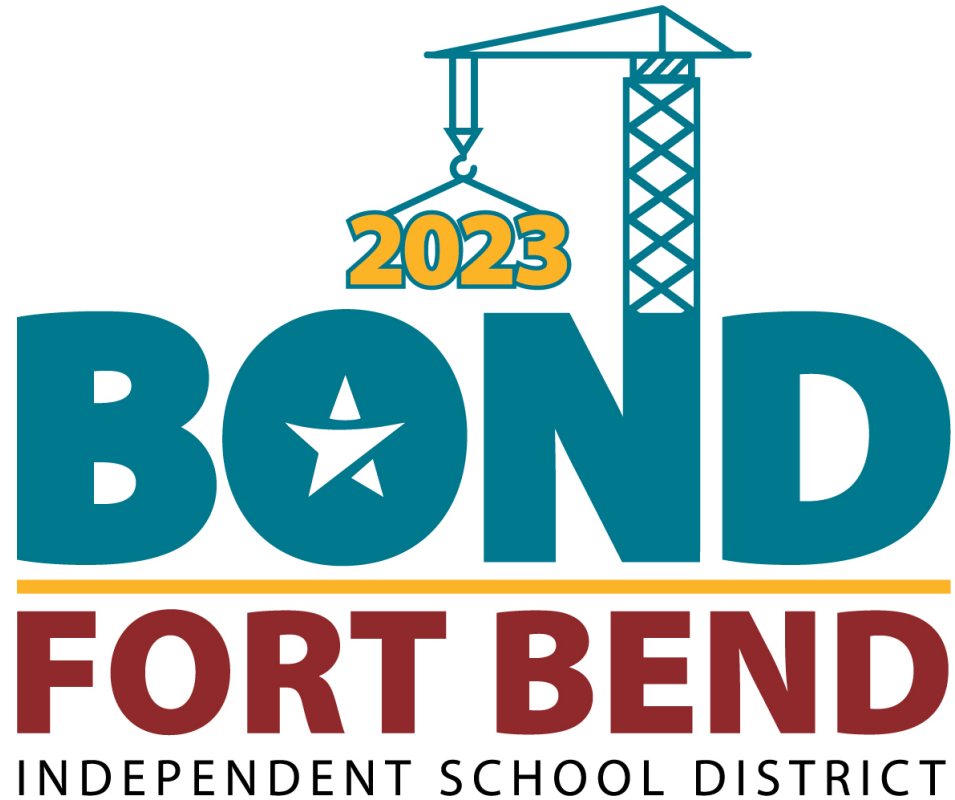
Campus	Title I	Economically Disadvantaged	GT	SPED	Emergent BIL	ESL	At Risk	Pairings
Barrington Place	N	261	12	38	157	155	247	3
Sugar Mill	N	300	17	91	136	124	255	3
Lakeview	N							
Meadows	N							



Barrington Place ES – 12 Classroom Addition



Communications Update



Communications Update

JANUARY 2023

- 9th – Resume 2018 Bond Update Newsletter

FEBRUARY 2023

- 17th – Begin Social Media Campaign for 2023 Bond
- 22nd – Transition 2018 Bond Newsletter to 2023 Bond Newsletter
- 27th - Spring Open House Window Opens

MARCH 2023

- 20th – Faculty Meeting Presentations Begin
- 21st – Meetings with Political Leaders Begin
- 22nd – Virtual Bond 2023 Presentations Begin
- 27th – 2023 Bond Push Cards Ready for Distribution
- 28th, 29th, 30th – In-Person Bond Presentations for East/Central/West FBISD

Communications Update

APRIL 2023

- 3rd – Yard Signs Installed at all Campuses
- 5th – Follow up Virtual Presentation with Q&A
- 6th – Last Day to Register to Vote
- 11 2023 Bond Magazine Completed and Mailed
- 12th – Presentation to Realtors
- 19th – Final Virtual Presentation and Q&A Broadcast
- 24th – Early Voting Begins

MAY 2023

- 2nd – Early Voting Ends
- **6th – Election Day**

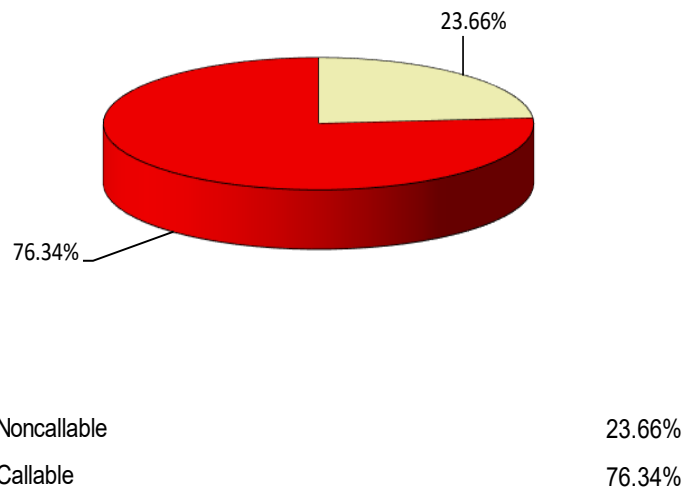
Summary of Outstanding Debt

As of 11/30/22

Summary Statistics

Total Outstanding Principal	\$ 1,536,300,000	
Total Fixed Rate	1,158,760,000	75.43%
Total Variable Rate	377,540,000	24.57%
Total Interest Payments	810,309,706	
Callable Principal (%)	76.34%	
Percent of Principal Retired		
w/in 5 years	23.35%	
w/in 10 years	46.11%	
w/in 15 years	62.34%	
w/in 20 years	76.99%	
w/in 25 years	89.93%	
w/in 30 years	100.00%	
Final Maturity	8/1/2052	

Principal Composition



Underlying Ratings

Fitch	AA+
S&P	AA+

Voted Authorization

Date	Amount	Issued	Balance
11/4/2014	\$ 484,000,000	\$ 460,750,000	\$ 23,250,000
11/6/2018	992,600,000	791,870,000	200,730,000
	\$ 1,476,600,000	\$ 1,252,620,000	\$ 223,980,000

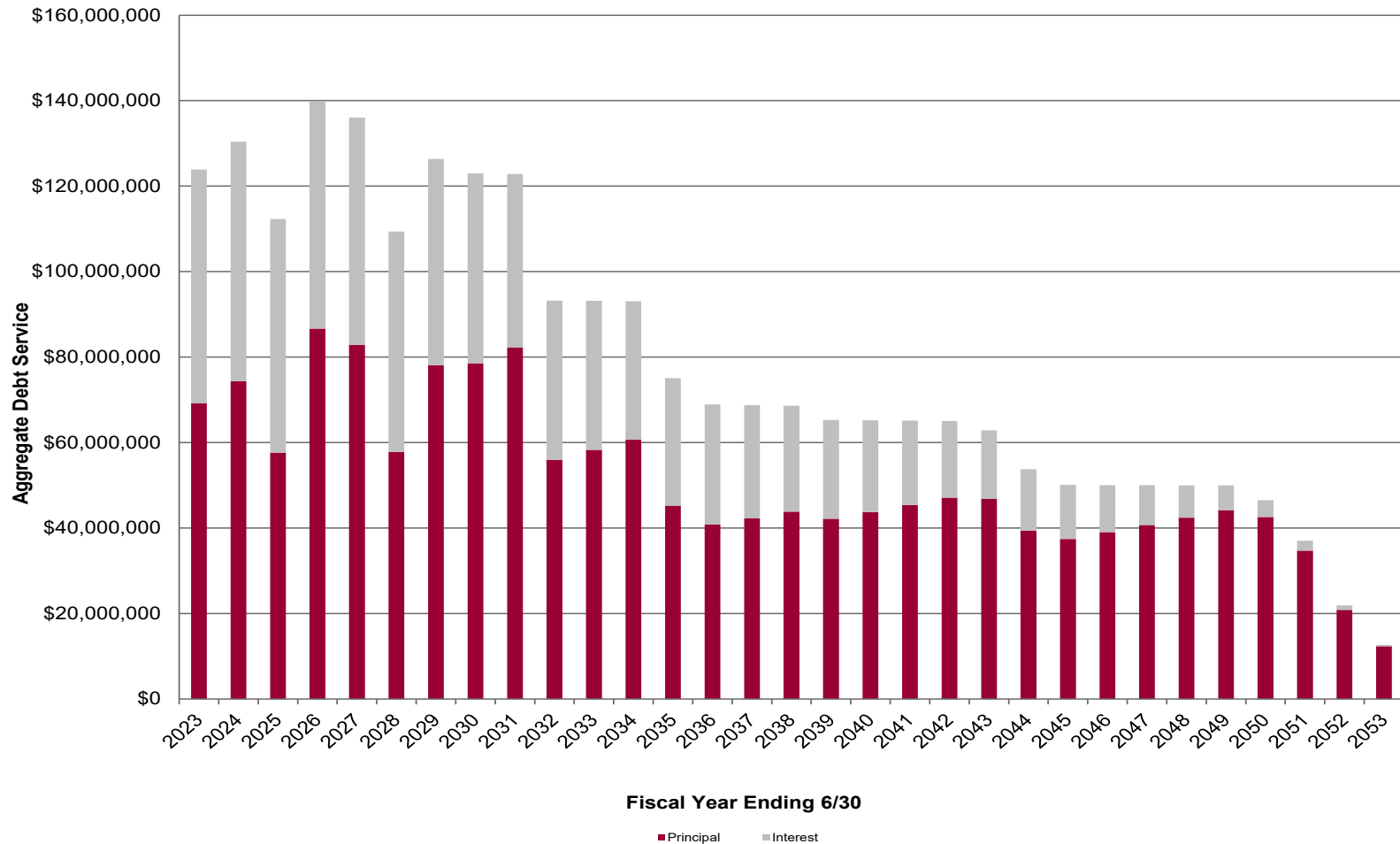


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Summary of Outstanding Debt

As of 11/30/22

PRINCIPAL & INTEREST



Summary of Outstanding Debt

As of 11/30/22

CALLABLE BONDS

- The following table shows the District's callable bonds as of November 30, 2022

Bond Issue	Callable Principal	Call Date
Variable Rate Unlimited Tax School Building Bonds, Series 2022B	\$ 99,935,000	8/1/2023
Variable Rate Unlimited Tax Refunding Bonds, Series 2019A	78,285,000	8/1/2024
Unlimited Tax Refunding Bonds, Series 2014	46,145,000	8/15/2024
Unlimited Tax Refunding Bonds, Series 2016A	35,755,000	8/15/2024
Variable Rate Unlimited Tax School Building and Refunding Bonds, Series 2020B	74,065,000	8/1/2025
Variable Rate Unlimited Tax Refunding Bonds, Series 2021B	106,900,000	8/1/2026
Unlimited Tax Refunding Bonds, Series 2017A (Green Bonds)	36,525,000	8/15/2026
Unlimited Tax Refunding Bonds, Series 2017B	28,080,000	8/15/2026
Unlimited Tax Refunding Bonds, Series 2018	119,585,000	8/15/2027
Unlimited Tax School Building Bonds, Taxable Series 2018	48,300,000	8/15/2027
Unlimited Tax School Building & Refunding Bonds, Series 2019B	92,605,000	2/15/2028
Unlimited Tax Refunding Bonds, Series 2019C	88,715,000	8/15/2028
Unlimited Tax Refunding Bonds, Series 2020	87,850,000	8/15/2029
Unlimited Tax School Building Bonds, Series 2020A	86,345,000	8/15/2029
Unlimited Tax School Building Bonds, Series 2021A	73,485,000	8/15/2030
Unlimited Tax Refunding Bonds, Series 2022A	70,210,000	8/15/2031

Summary of Outstanding Debt

As of 11/30/22

DEBT TRANSACTIONS

- 2023 Bond Orders Approved – December 2022 Board Meeting
 - Commercial paper refunding
 - New money bonds
 - Series 2022B bonds remarketing
- District will continue to monitor market conditions for new money issuances and future refundings
 - \$7.5 million of Commercial Paper outstanding at 11/30/2022

Upcoming Calendar

JANUARY 2023

- 19th – BOC Meeting
- 26th – BOC Meeting (if needed)

FEBRUARY 2023

- 2nd – BOC Meeting
- 13th – **Board of Trustees Approval**

APRIL 2023

- 20th – BOC Meeting

MAY 2023

- 6th – **Election Day**

