

Brazosport Independent School District
Long Range Facilities Planning Committee Meeting
May 27, 2014

MINUTES

The LRFPCM met at 6:00 p.m., May 27, 2014, at Brazoswood High School, 302 West Brazoswood, Clute, Texas, with the following members present:

Committee Members Present:

Bass Brooks	Mary Guilherme	Anna Karamian	Drew Lindsey
Jim Martin	Johnnie Redden	June Strambler	William Tidwell
John Trahan	Mike Vandaveer	Kirk Willson	

BISD Staff Members Present:

Jerry Adkins (Trustee)	Monty Burger	Irenna Garapetian	Nancy Gardner
Karin Holacka	Brent Jaco	Lorrie Kloss	Danny Massey
Sandra McCoy-Jackson	Dan Schaefer	George R. Sullivan (Trustee)	
Sara Wright			

Guest:

Scott Schwertner

Items Discussed:

1. Approval of Previous Meeting Minutes

Chairman Martin called for and received approval of meeting notes of prior meetings held on April 24, 2014 and May 14, 2014.

Motion “to approve all previous Meeting Minutes” made by Brooks Bass. Seconded by Johnnie Redden. Motion Approved.

2. Financial Analysis

Lewis Wilks of U.S. Capital Advisors presented a financial scenario of the district in the event of a bond program for facility construction and overall district improvements. The district is in an excellent financial situation with the ability to issue bonds totaling \$100,000,000 (\$30,000,000 in 2015 and 2017, and \$40,000,000 in 2019) without any tax increase, assuming the current taxable valuation of \$6,832,566,175 plus the value associated with plant expansion for which the District has entered into 313 agreements. Additional growth is likely based on new residential projects, retail, industrial support and another large project with Phillips 66 however the District is trying to be conservative with the estimates. Of course, all projects are subject to change based on unforeseen variables.

3. Facilities Tour Recap

Many members of the LRFP Committee toured several district facilities on Saturday, May 17, 2014 to gain firsthand knowledge of existing building conditions, comparing those impressions with the findings contained in the Facilities Assessment Study. Corgan asked for any opinions that may differ from the assessment and for any additional comments that should be added to the assessment. The assessment findings were confirmed without any revisions noted by committee members at this time.

4. Demographic Report

Bob Templeton gave a follow-up presentation of his demographic report findings, noting possible facility scenarios to address anticipated student populations.

Bob began by recapping the new housing developments planned for the area including College Park, Audubon Woods Three, Woodshore, Alden, along with other multi-family and housing developments. In general, the growth will occur in the Lake Jackson/Clute area, and the Freeport area will remain at current levels for the foreseeable future. These findings, along with consideration of the Facilities Assessment report, indicate the need to address aging elementary campuses to prepare for future facility needs.

Interaction with the committee began with several options resulting in agreement to be further studied by Corgan for presentation at the next committee meeting.

Elementary school size: It was agreed that an ideal size to plan for is 750 students per campus. Recognizing the need to serve Austin Elementary students in Jones Creek, the existing smaller school would remain, with renovations/upgrades proposed at this time.

In addition to the following options to be studied further, a suggested listing of individual existing campus needs to be included in a possible bond program will be started for review by the committee.

To address the Freeport area facility needs in terms of elementary schools, there are currently three schools (Long, Fleming, and Velasco) with an area population that could be served by 2 - 750 student capacity schools.

Option A – Consolidate by keeping Velasco as is, expand Fleming to handle 750 students, and repurpose/close Long.

Option B – Consolidate by keeping Velasco as is, repurpose/close Long and Fleming, and build a new 750 student elementary school.

To address the Lake Jackson/Clute area facility needs in terms of elementary schools, the following scenarios to address growth and to improve facilities, were suggested for further study:

Option C – Replace Beutel and Ogg with new 750 student campuses on their existing sites. Enough land is available for construction of new, while still using the current facility, eliminating the need for construction phasing/relocation of students during construction.

Option D – Replace Beutel, Brannen, Ney, Roberts, and Ogg with four new 750 student campuses, only needing four new schools to replace the existing five smaller capacity schools.

Option E - Replace Beutel, Brannen, Ney, Roberts, and Ogg with five new 750 student campuses to address future growth.

4. Next Meeting Date

The next LRFP Committee meeting will be Thursday, June 12th.

There being no further business, the meeting adjourned at 7:25 pm.

Approved:

Jim Martin, LRFP Committee Chairperson

Mary Guilherme, LRFP Committee Secretary


Facilities Tour Recap

DISTRICT ASSESSMENT SUMMARY

GOOD	FAIR	POOR
Clute Intermediate 2.05	Administration Building 3.03	Roberts Elementary 3.71
Brazosport High 2.11	Griffith Elementary 3.16	Ogg Elementary 3.74
Lake Jackson Intermediate 2.18	Support Services 3.19	Austin Elementary 3.76
Lighthouse Learning Center 2.18	Fleming Elementary 3.29	Brannen Elementary 3.76
Velasco Elementary 2.34	Brazoswood High 3.29	Ney Elementary 3.82
Hopper Field 2.49	Polk Elementary 3.47	Long Elementary 4.00
Lanier Middle 2.79		Beutel Elementary 4.50
Rasco Middle 2.95		

NOTES:
 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.


2014 BISD FACILITY




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



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

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Active Housing Developments

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

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Active Multi-Family Developments

New Multi-Family



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

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Active Housing Developments

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

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Future Housing Developments

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

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Future Housing Developments

Future Homes

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

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Future Multi-Family Developments

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

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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

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Ten Year Forecast

By Elementary and Middle School Campus

Brasosport ISD	Capacity	Assessment		FALL ENROLLMENT PROJECTIONS											
		Summary	Current	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		
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		
New 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	5,197	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		
886-															
Rasco Middle School	1099	2.95	817	821	836	819	761	751	751	760	778	783	814		
Total M.S.		1,279	1,279	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.

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	2023/24
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	2023/24
Brasosport 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
Brasoswood 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

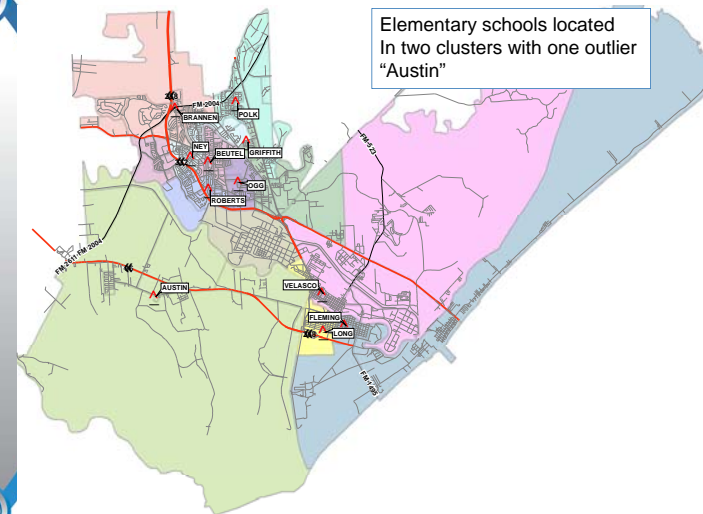
*Yellow capacity concerns

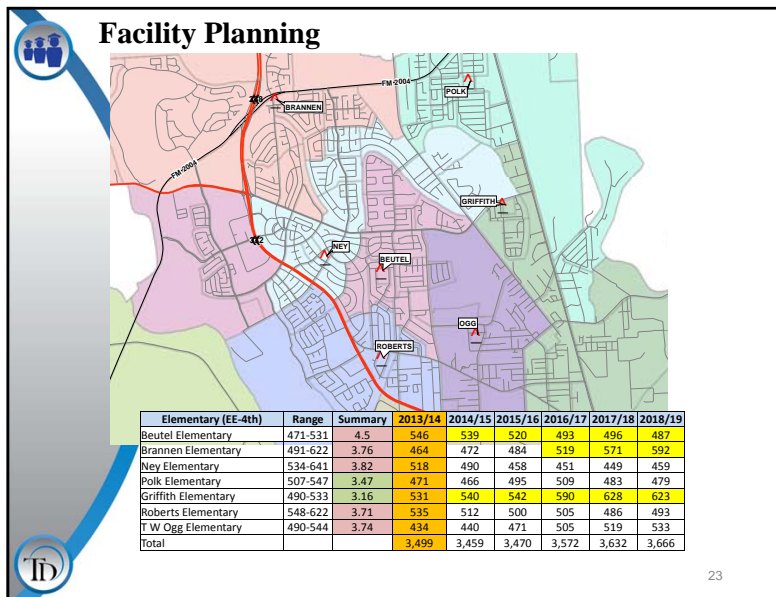
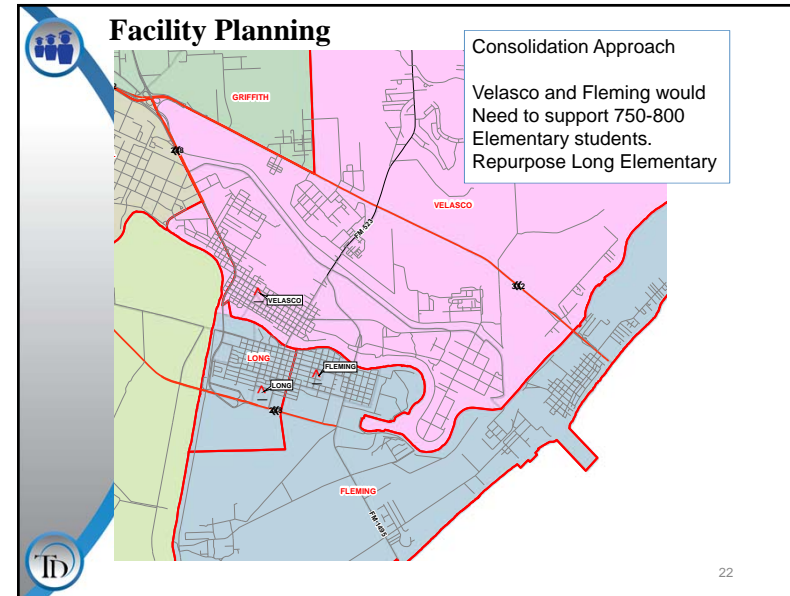
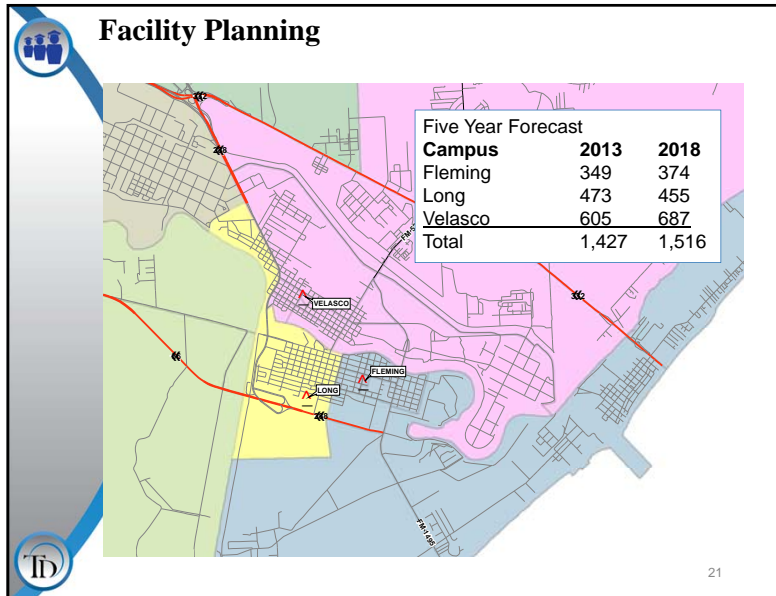
- Clute Intermediate will reach over 1,000 students in the fall of 2018.

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





- ### 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.
Visioning Feb. 25 B.O.T.						★ Board Calls Election			★ Election Day Nov. 4
Consultant Facility Assessments									
Demographic Study/Analysis									
Financial Analysis									
Committee Work									
						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

Brazosport Independent School District
Long Range Facilities Planning Committee Meeting Attendance
On May 27, 2014

Committee Members Present: (signed in)

Bass, Brooks
Guilherme, Mary
Karamian, Anna
Lindsey, Drew
Martin, Jim
Redden, Johnnie
Strambler, June
Strawn, Melissa
Tidwell, William
Trahan, John
Vandaveer, Mike
Willson, Kirk

Committee Members Absent:

Campos, Rev. Hector
Cole, Marla
Cundieff, Casey
Handly, Adam
Koch, Jim
McCollough, Terry
McKay, Scott
Olvera, Al
Perez, Dawn
Rayburn, Duane
Roznovsky, Gerald
Starr, Kimberly
Stephenson, David
Villanueva, Gabriel
Villanueva, Lynda
Wiley, Savannah

BISD Staff Members Present:

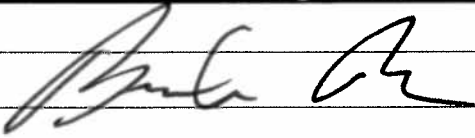
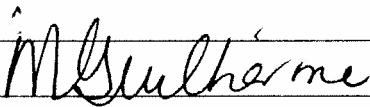
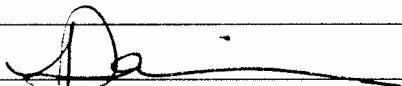
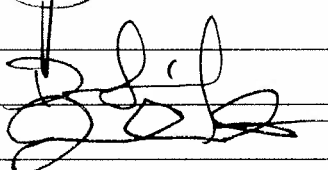
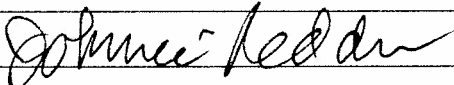
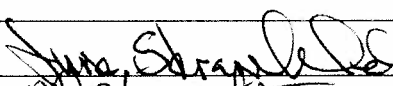
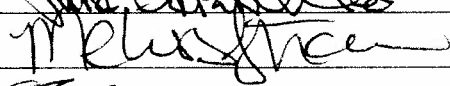
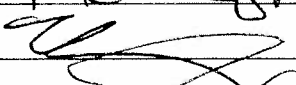
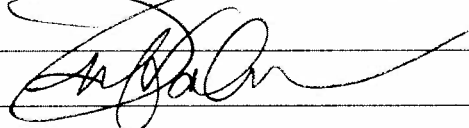
Adkins, Jerry (BISD Trustee)
Burger, Monty
Garapetian, Irenna
Gardner, Nancy
Holacka, Karin
Jaco, Brent
Kloss, Lorrie
Massey, Danny
McCoy-Jackson, Sandra
Schaefer, Dan
Sullivan, George R. (BISD Trustee)
Wright, Sarah

Guest/Visitor:

Scott Schwertner



Long-Range Facilities Planning Committee
 Meeting - May 27, 2014 at 8:00 AM
 9th Grade Center – BUC Room

	Name	Signature
<u>MEMBER</u>		
M	Bass, Brooks	
	Campos, Rev. Hector	
	Cole, Marla	
	Cundieff, Casey	
	Guilherme, Mary	
	Handly, Adam	
	Karamian, Anna	
	Koch, Jim	
	Lindsey, Drew	
	Martin, Jim	
	McCollough, Terry	
	McKay, Scott	
	Olvera, Al	
	Perez, Dawn	
	Rayburn, Duane	
L	Redden, Johnnie	
	Roznovsky, Gerald	
	Starr, Kimberly	
	Stephenson, David	
	Strambler, June	
	Strawn, Melissa	
	Tidwell, William	
	Trahan, John	
	Vandaveer, Mike	
	Villanueva, Gabriel	
	Villanueva, Lynda	
	Wiley, Savannah	
	Willson, Kirk	