



Bond Steering Committee Meeting 3

June 13, 2017

Library, Dozier Elementary School

Welcome

The third meeting of the EMS ISD Bond Steering Committee began at 6 p.m. Tuesday, June 13, 2017, in the library at the district's newest campus, Dozier Elementary School. Chief Operations Officer Clete Welch welcomed the committee, reviewed key insights from the previous meeting, and provided a brief overview of the evening's agenda. Superintendent Dr. Jim Chadwell welcomed members to Dozier and highlighted specific features of the building design including:

- Mobile and reconfigurable furniture
- Geothermal energy systems
- Controlled entrance
- Accessible gym and cafeteria areas
- Energy efficiency
- Carpet tiles
- Mobile technology (labs and computer carts)
- Big windows for natural lights
- Flexible spaces

Define Consensus

Co-chairmen Paul Jacobs and John Craft led the committee in a discussion and vote to define parameters for consensus for any recommendation that is brought forward to the Board of Education. In Meeting 2, the committee reviewed various thresholds for consensus and the importance for all members to agree on a level of consensus they all could support. Mr. Welch reiterated that the administration wants the whole process to be open and transparent, and encouraged members to ask questions so they could talk through them as a group.

Chairman Jacobs said he would like for the committee to define consensus as unanimous agreement. He added that he believes it is important to design a bond package that all members are well-informed about and can fully support. Co-chairman Craft added that while each member may have some biases or special interests somewhere along the way, he urged them to keep an open mind to all projects presented and trust that what the administration and Board have put together for the committee to review is going to be good for our children.

The committee agreed to define consensus as unanimous agreement for the purposes of any bond proposal recommendation.

Building a Total Project Budget

Gary Rademacher, principal architect for Huckabee, presented an explanation of how a total bond project budget is built. Huckabee is assisting the district with the Bond Steering Committee process and planning; no specific projects or bond work has been promised or awarded.

Mr. Rademacher explained that total project budgets are comprised of the following components:

- Total construction cost — the sum of current construction costs plus escalation (inflation of construction materials & labor from now until bid day)
- Soft costs — building permits, property surveys, design fees, etc.
- Furniture, Fixtures & Equipment — furniture, shelving, etc.
- Technology — servers, phone systems, security, cameras, computers
- Contingency — emergency fund to cover unforeseen/unexpected expenses

Proposed 2017 Bond Projects

Mr. Welch outlined proposed projects for the committee's consideration. Project overviews are listed below; please see [presentation](#) for specifics about each project.

- High School #4: Currently targeted to open fall 2024 to accommodate student enrollment growth (land already purchased off Bonds Ranch Road)

Mr. Welch explained that High School #4 will be located off Bond Ranch Road near the new Boat Club Road extension that is planned. Demographer projections estimate that 9,000 future homes will be built in that area. The district already purchased 140 acres for a secondary school site through the 2008 bond program, and additional land will be needed to add an elementary school site in that zone.

- Safety & security: playground improvements, additional security cameras, controlled vestibules and building access control, perimeter fencing, sidewalks

Mr. Welch said that a civil engineer has reviewed sidewalk needs at all schools. The district will submit that information to the appropriate city personnel for consideration, but the district also must be prepared to build sidewalks around school sites to ensure connectivity for students who walk to/from school.

- Replace aging & failing systems: public address systems, irrigation, lighting, flooring, bleachers, athletic courts and tracks, HVAC, fire panel, signage, etc.
- Replace aging schools/facilities: Boswell High athletics areas, Wayside Middle School

The most recent renovation to Boswell High School occurred in 2012; which included the Newcom Gym and dressing room areas, but the other athletic areas

were not included. As a result, the athletic areas in the back areas do not meet program and enrollment needs. Mr. Welch said the proposed additions/renovations would expand and upgrade athletic facilities to bring these areas more in line with those at CTHS and SHS. Proposed projects include renovating the stadium to provide distinctive entrances and ticket booths on both the home and visitor sides, new visitor concessions and restrooms, expanded locker rooms, expanded weight room and training areas, synthetic turf for the competition field as well as for baseball and softball fields, an expanded indoor practice facility, gym floor replacement, new tennis wind screens, and signage. With this project, Boswell also will have the opportunity to tie the athletic stadium into the rest of the building.

The Wayside Middle School building is 53 years old. Mr. Welch explained that the facility lacks most of the energy savings features required in current building codes and renovations/upgrades to meet current codes would be a significant investment. In addition, the building needs expansion to meet growing enrollment but structural reinforcement for building additions would be costly. The estimated cost to renovate today would be \$51 million, whereas a new school in today's dollars would cost just under \$59 million — a difference of just under \$8 million. Several options exist for the committee to consider regarding renovating, rebuilding on the same site, or moving the school site to a new location.

- Replace central administration building due to growth & functionality

Mr. Welch said central office employees currently are located in eight different buildings throughout the district. Additional space is no longer available and areas designated for professional development and even storage are being repurposed into offices or work spaces. This makes it difficult for departments to effectively and efficiently work together. In addition, the administration complex on Old Decatur is split into five different buildings; three of those are portables. Several options exist for the committee to consider regarding rebuilding on the same site or selling the property and moving administration to a new location.

- Standardization & equity: field turf, gymnasium, playground covers, Saginaw High School locker room and weight room, signage, HVAC, etc.

Mr. Welch explained that these items are to ensure all schools have equitable facilities for students and provide standardization for consistency in maintenance. Dr. Chadwell added that we have limited resources available in our community in terms of parks and open play spaces, and many people turn to our schools for those benefits. These items help residents stay connected to the district.

Bond Issuance Schedule

The committee then reviewed the current bond issuance schedule as well as the proposed schedule for issuing future 2017 bonds. All schedules are subject to growth,

and how soon the district can build is a function of taxable assessed values, interest rates, and construction prices.

One member pointed out that if enrollment doesn't grow as projected, the district won't build new schools just because they have the money available in bonds. Dr. Chadwell confirmed, saying that the district will not build unless we know it's needed for growth. For example, Dozier Elementary was designed and ready for several years, but it was not built until student enrollment growth in the Parkview and Elkins attendance zones made it necessary to alleviate those schools. Additionally, the district will not open a school until it has capacity to staff and maintain the building.

Closing

Mr. Welch said the results of the community interest survey of 400 residents should be ready by the next meeting. He then assigned "homework" for each committee member to complete. The assignment asked members to reflect on the proposed projects and prioritize them individually. This work will be discussed and continued at the next meeting.

The meeting adjourned at 8:42 p.m. The next meeting is Tuesday, June 27, at Wayside Middle School.