MONTGOMERY ISD

MISD

ONE PATH, TOGETHER

DISTRICT ADVISORY COMMITTEE MEETING

OCT. 27, 2021

Today’s Agenda

1. Update on possible bond

2. District of Innovation

3. Calendar development

Approval of Minutes

"I move to approve the Minutes of the Sept. 29, 2021 District Advisory Committee Meeting."

"I second that motion."

COMMUNITY TASK FORCE

BOND 2022

Paving Our Path

Task Force Charge and Process

Task Force Membership

- Nearly 60 citizens were invited to join this Task Force.
- Task Force Members were nominated to ensure a diverse cross-section of the MISD community.
  - Parents & Non-Parents
  - Campus & District Staff
  - Community & Business
  - Mix of Backgrounds & Geographic Representation
- Including varying perspectives from the entire community is very important to the process.

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Community Bond Task Force Charge

To help the district plan for the future, the Community Bond Task Force is charged to:

- **Represent the entire community** in the facility planning process
- Assist the district in **assessing and prioritizing** the District's current and long-term facility needs, including, but not limited to:
    - District growth and capacity
    - Building age, safety and condition
    - Facility and program comparability
    - Evolving educational delivery and programs

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Community Bond Task Force Charge

- Consider the **educational needs of all students** and align recommendations with the district's mission, vision and goals

- Consider the district's current financial position and funding methods to develop a recommendation that is **fiscally sound**

- Report their findings to the Montgomery ISD Board of Trustees that will include **recommendations on how to proceed with the call of a bond election.**

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Overview of Process

Starting tonight, the CBTF will engage in discussion around the following topics:

- District Strategic Plan
- Demographic Report and Enrollment Projections
- School Finance (state and local)
- District Visioning Findings
- Bonding Capacity & Impact of Potential Bond
- Community Survey
- Needs, Potential Solutions & Cost Analysis
  - New Construction
  - Renovations
  - Expansions
  - Special Programs/Facilities
  - Safety & Security
  - Technology
  - Transportation
  - Land

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Overview of Schedule

Meeting	Date	Time	Location
Meeting 1	Wednesday, Oct. 6	5:30	**MISD Education Support Center**
Meeting 2	Wednesday, Oct. 20	5:30	**Lake Creek HS**
Meeting 3	Wednesday, Nov. 3	5:30	**Montgomery HS**
Meeting 4	Wednesday, Nov. 17	5:30	**Keenan ES**
Meeting 5	Wednesday, Dec. 1	5:30	**Lincoln ES**
Meeting 6	Wednesday, Dec. 15	5:30	**Montgomery JH**
Recommendations to Board			**January 2022**

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District Strategic Plan

Bond-Related Strategies and Initiatives

Goal 1 – Academics

"Provide educational facilities that support a full range of CTE courses addressing college, career and military readiness expectations"

"Broaden paths for CTE Programs, including guidance/education for parents and students in choosing these paths at both the junior high and high school level"

"The district will increase and sustain the ratio of classroom technology devices to students"

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Bond-Related Strategies and Initiatives

Goal 2 – Safety

"Install and maintain surveillance equipment designed to increase safety and security"

"Study tracking systems, such as badges, to assist with tracking/locating students in an emergency and for purposes of bus transportation"

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Bond-Related Strategies and Initiatives

Goal 3 – Finance and Operations

"Establish deferred maintenance needs and budget"

"Implement a proactive plan of facility modernization"

"Develop district vehicle replacement schedule"

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Demographics Report

Montgomery ISD

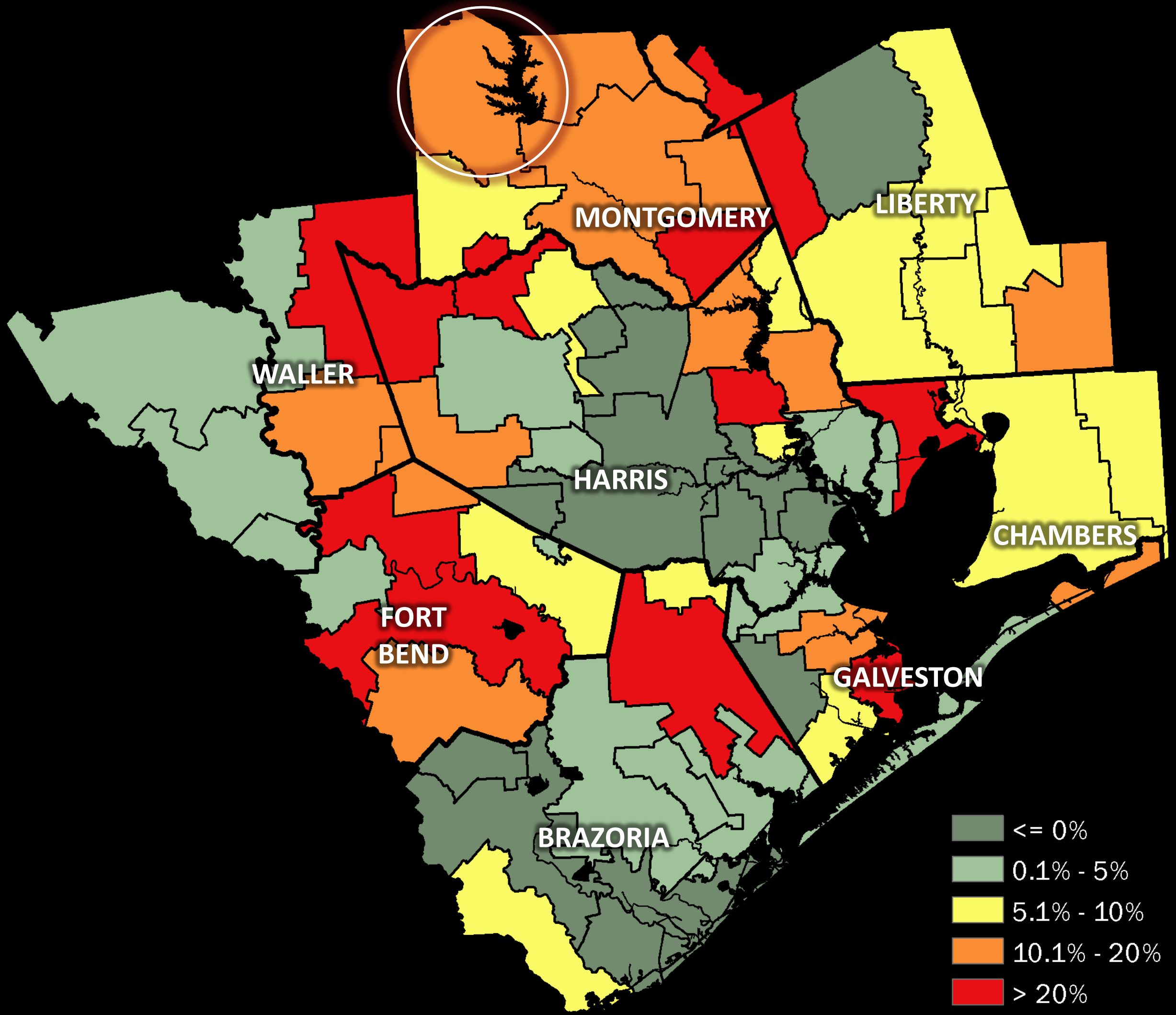
Spring 2021

Percent Change in Enrollment

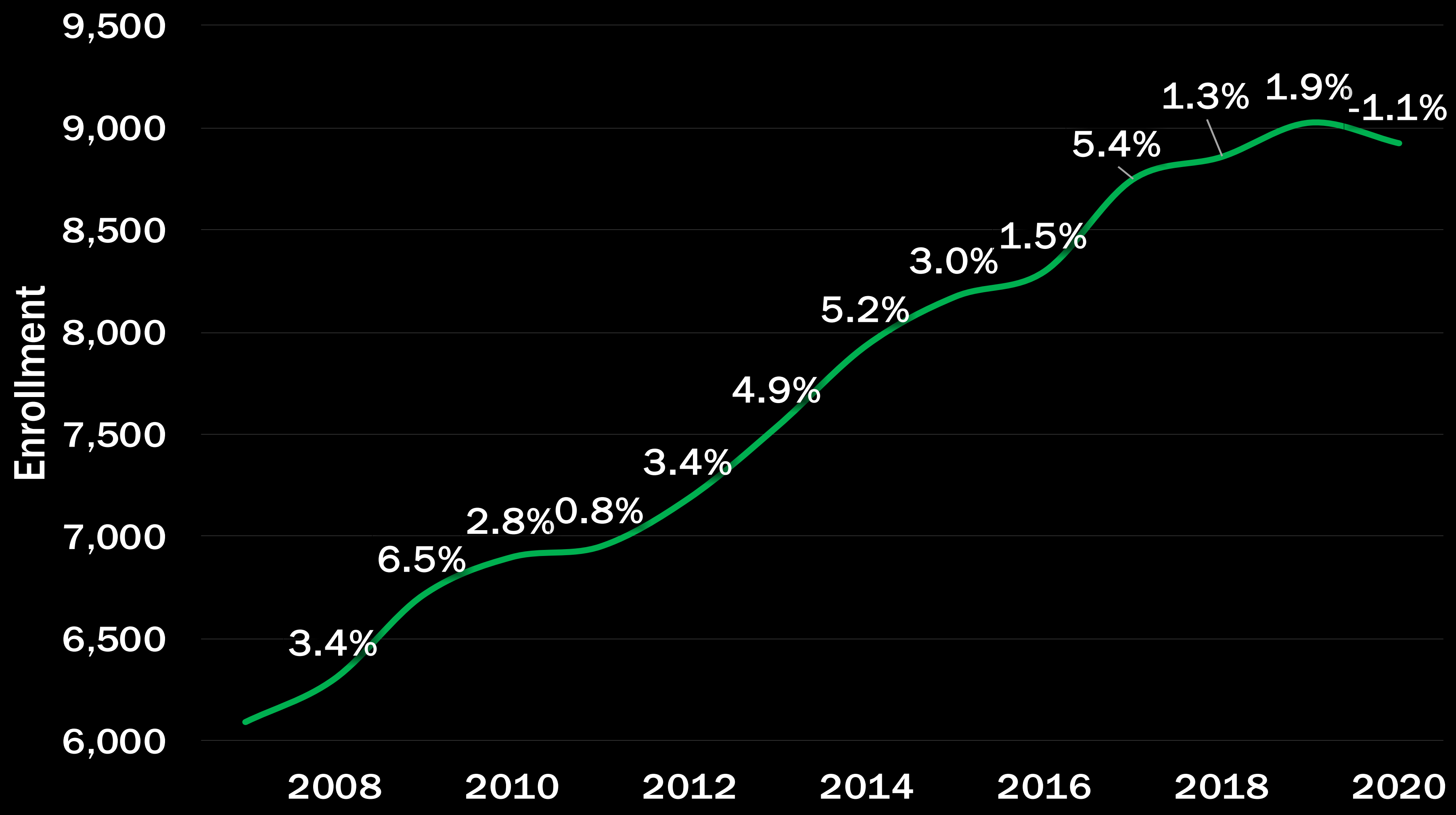
Fall 2014 to Fall 2019, Houston Metro

	School District	Change
1	Cleveland	97.3%
2	Tomball	38.2%
3	Texas City	33.1%
4	Alvin	29.5%
5	Barbers Hill	27.6%
6	Sheldon	27.3%
7	New Caney	24.1%
8	Lamar	24.1%
9	Waller	23.7%
10	Katy	18.6%
11	Crosby	18.4%
12	High Island	17.1%
13	Devers	16.5%
14	Splendora	15.1%
15	Conroe	15.0%
19	**Montgomery**	**13.7%**

Source: Texas Education Agency

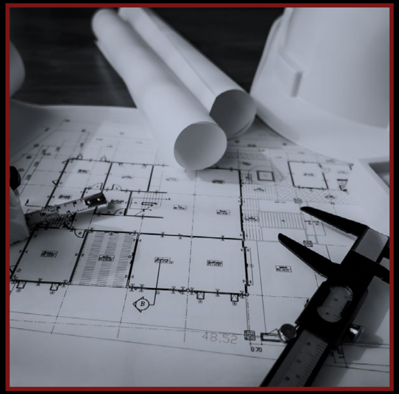


Annual Growth Rates



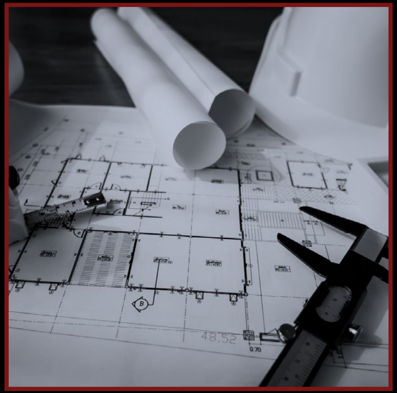
New SF Lot Supply

- Fairwater
  - 51 ready for occupancy or under construction
  - D.R. Horton and Castle Rock Homes
  - Over 95% of 633 lots projected to be occupied by 2030



- Pine Lake Cove
  - Planned for +/- 737 lots but could end up 800+
  - Sections being platted with denser lot counts

Upcoming Development

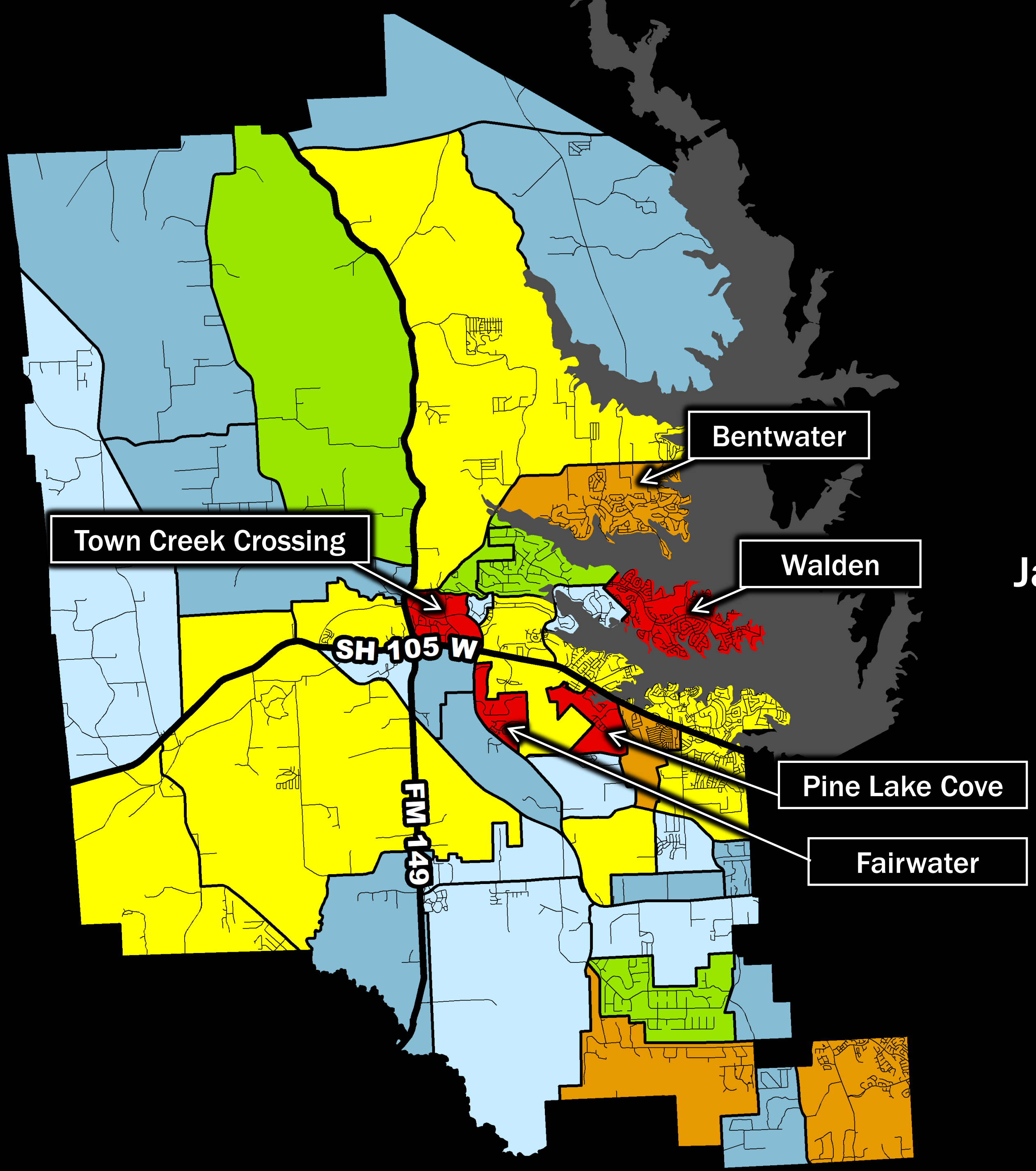


- Buffalo Springs
  - 199 total SF units in Town Creek Crossing section
    - 25-40 new homes annually
  - Eagle’s Nest: 48 MF units
- Montgomery Ridge: Signorelli (488 lots)
- Krammerer Tract
  - 389 acres, 500 lots (up to half-acre lots)
  - Development in ~2 years, 30-45 occupied annually
- MUD 167 & 175
  - “Montgomery Heights” MUD 167 – 462 lots
- FM 2854: ~3,000 acres (Mayer & Randall Tracts)
- Skye Ranch (far south MISD)
  - Over 2,000 lots possible
  - Other tracts adjacent

PASA

Projected Housing Occupancies

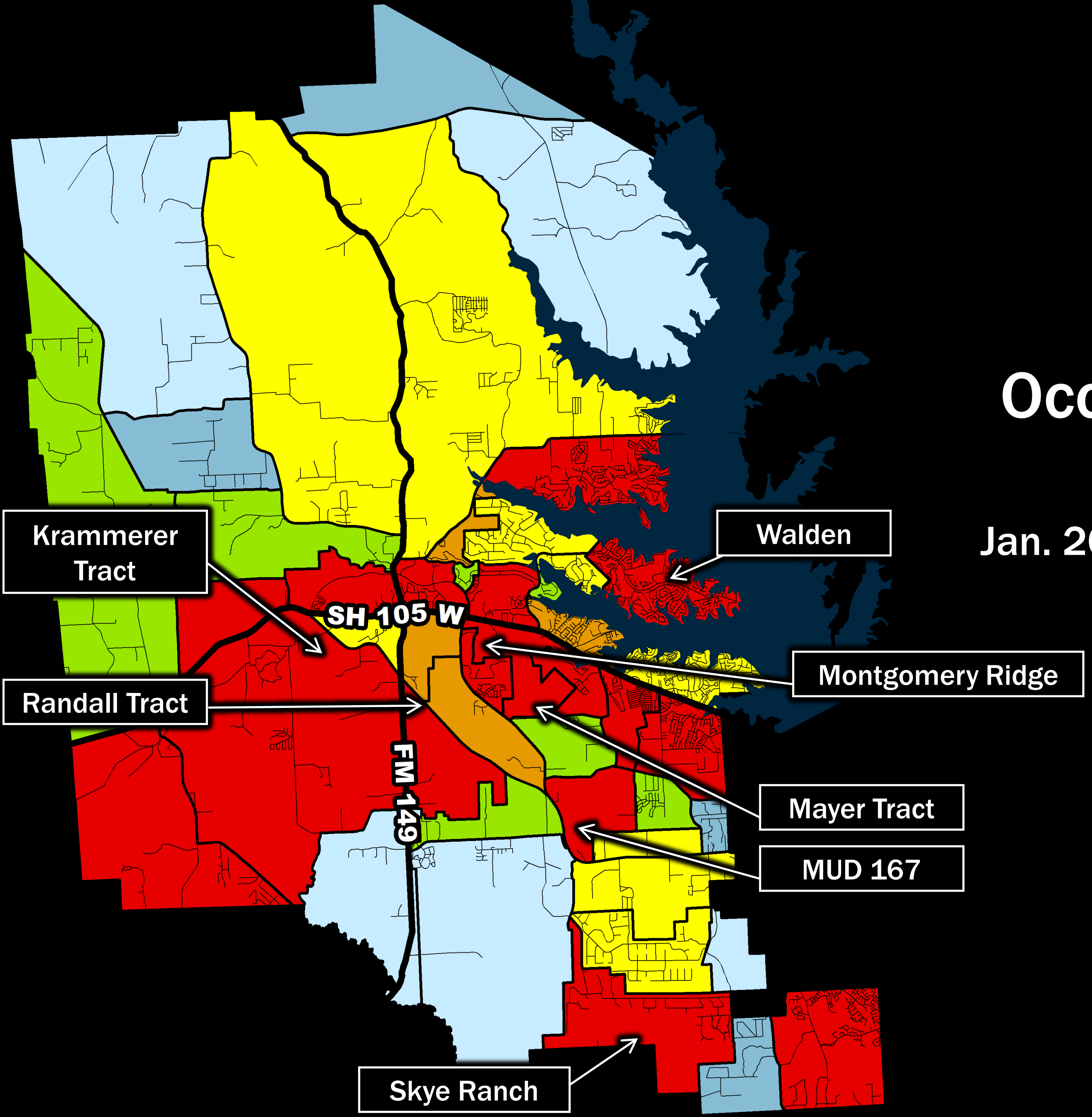
Jan. 2021–Oct. 2025



0 - 5
6 - 25
26 - 75
76 - 150
151 - 250
> 250

Projected Housing Occupancies

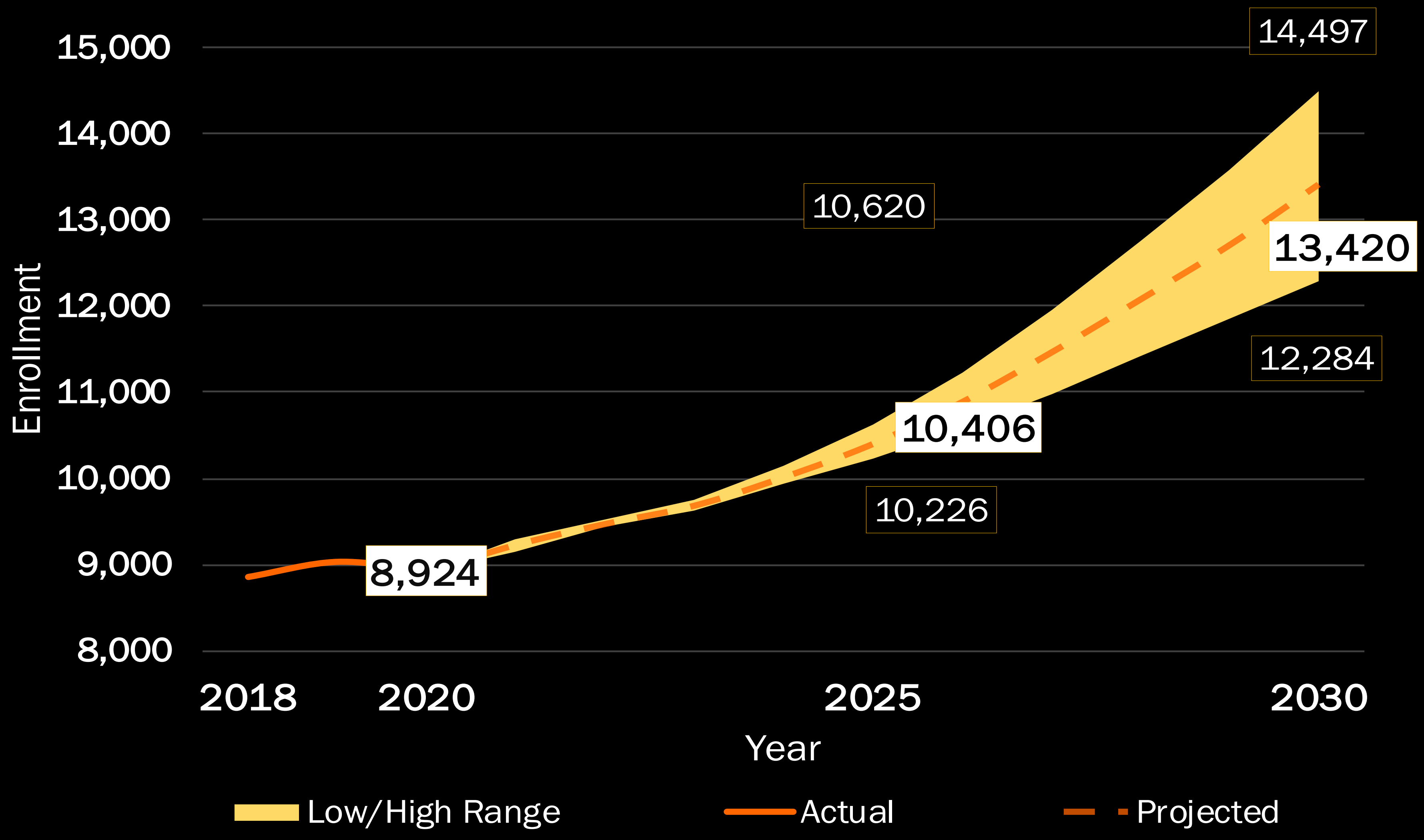
Jan. 2021–Oct. 2030



Student Projections

- Enrollment Projected for TEA Snapshot
- Moderate Growth Scenario used for all planning documents in report

Three Scenarios of Growth

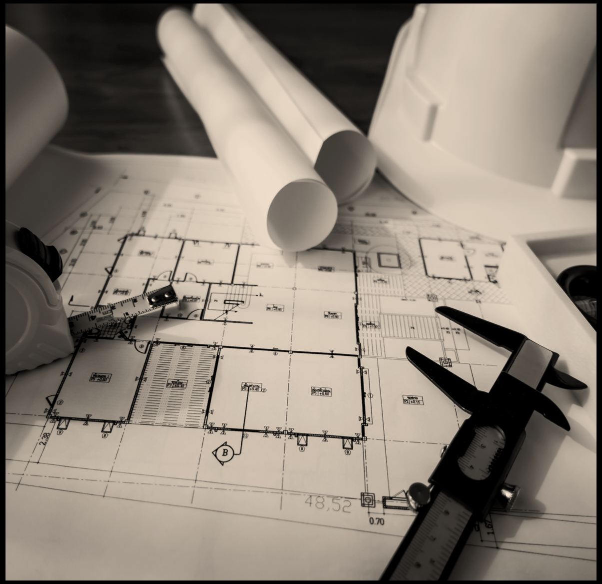


Moderate Growth Scenario

Projected Enrollment at PEIMS Snapshot Date

	2021	2022	2023	2024	2025
Enrollment	**9,235**	**9,477**	**9,690**	**10,019**	**10,406**
% Growth	3.48%	2.62%	2.25%	3.40%	3.86%
Growth	311	242	213	329	387

	2026	2027	2028	2029	2030
Enrollment	**10,892**	**11,467**	**12,083**	**12,715**	**13,420**
% Growth	4.67%	5.28%	5.37%	5.23%	5.54%
Growth	486	575	616	632	705



Long-Range Planning

Projected Resident Elementary Students

Elementary School	Max Capacity	Projected Resident EE-5th Grade Students											Net Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Keenan	900	718	784	825	865	924	1,001	1,091	1,198	1,296	1,397	1,502	25
Lincoln	525	411	453	488	500	532	551	563	580	593	600	607	-25
Lone Star	900	717	758	764	766	780	798	800	804	799	796	801	-11
Madeley Ranch	900	762	800	803	824	849	874	897	914	918	913	910	-27
Montgomery	900	458	525	555	575	615	659	710	770	833	914	995	77
Stewart Creek	900	696	744	781	811	870	943	1,018	1,098	1,173	1,248	1,318	-39
Total	5,025	3,762	4,064	4,216	4,341	4,570	4,826	5,079	5,364	5,612	5,868	6,133	0

Yellow highlights = years when Students exceed Practical Capacity by >120%

Orange highlights = years when Students exceed Practical Capacity by > 100%

Projected Resident Junior High Students

Junior High School	Max Capacity	Projected Resident 6th-8th Grade Students											Net Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Montgomery	1,400	1,105	1,053	1,071	1,118	1,168	1,214	1,251	1,319	1,391	1,479	1,589	-21
Oak Hills	1,400	1,075	1,096	1,130	1,193	1,233	1,249	1,294	1,384	1,509	1,616	1,771	21
Total	2,800	2,180	2,149	2,201	2,311	2,401	2,463	2,545	2,703	2,900	3,095	3,360	0

Yellow highlights = years when Students exceed Practical Capacity by >120%

Orange highlights = years when Students exceed Practical Capacity by > 100%

Projected Resident High School Students

High School	Max Capacity	Projected Resident 9th-12th Grade Students											Net Transfers 2020-21
		Current	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Lake Creek	1,600	1,435	1,454	1,499	1,520	1,562	1,636	1,721	1,797	1,875	1,977	2,085	28
Montgomery	2,700	1,547	1,568	1,561	1,518	1,486	1,481	1,547	1,603	1,696	1,775	1,842	-28
Total	4,300	2,982	3,022	3,060	3,038	3,048	3,117	3,268	3,400	3,571	3,752	3,927	0

Yellow highlights = years when Students exceed Practical Capacity by >120%

Orange highlights = years when Students exceed Practical Capacity by > 100%

Future Facility Needs in Next 10 Years

- New Elementary School ~2025-26
- Additional Junior High capacity late in this projection period
- Expansion of Lake Creek HS ~2026-27

2021 Facilities Assessment

- Completed in May 2021
- 10 campuses and 6 auxiliary facilities assessed
- Outlines the **current physical conditions** of the facilities as ascertained from **visual observations** of each campus/ buildings.
- A living document, to be reviewed and updated regularly as new deficiencies are identified, the District grows and as educational needs change

2021 Facilities Assessment Team

- **Architectural**: Huckabee
- **Civil Engineering:** Kimley-Horn
- **Structural Engineering** (Select Campuses Only): Wiss, Janney, Elstner Associates, Inc.
- **Mechanical, Electrical, Plumbing and Technology**: LTY Engineers
- **Food Service**: Foodservice Design Professionals
- **Roofing**: Kuhn & Associates

Objective

Generally, observe the condition of each campus, and provide recommendations for improvement.

- Good (Preventative Maintenance should maintain expected life)
- Fair (Budget for replacement)
- Poor (Maintenance cost can exceed replacement cost, and nearing expected end of life)
- Bad (Immediate replacement should be considered)

Assessment Cost Estimates

- Cost Analysis provided based on each recommendation.
- Estimates are based on current market costs (spring 2021)
- If construction scope is identified, a more focused field verification will be required and total project cost developed (including escalation, soft costs, etc.)

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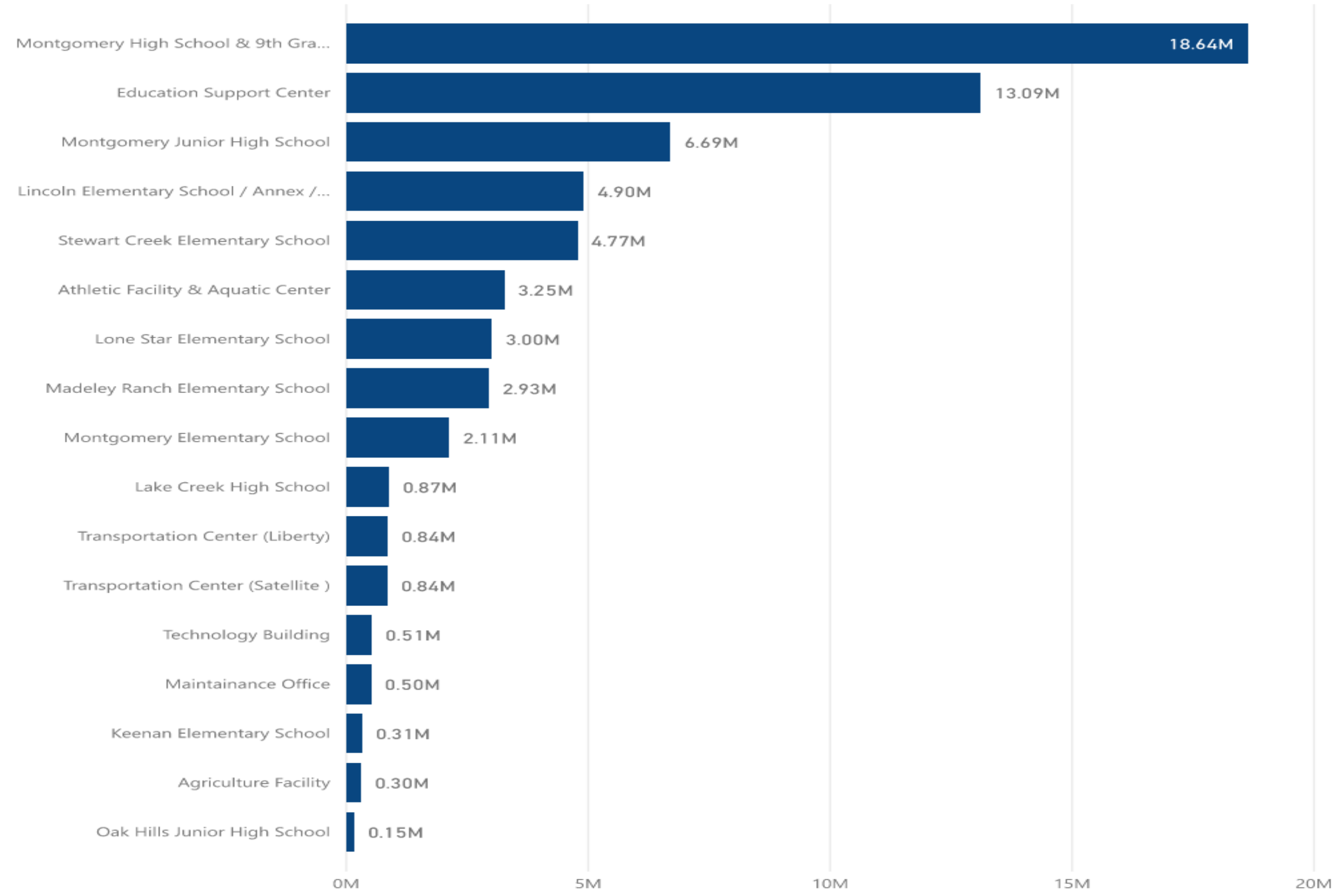
Cost Summary (2021 Estimates)

63.69M	0.96M	3.71M	40.91M	1.24M	3.65M	2.31M
District Total	Exterior	Interior	MEPT	Civil	Accessibility ...	Roof

Totals by Facility



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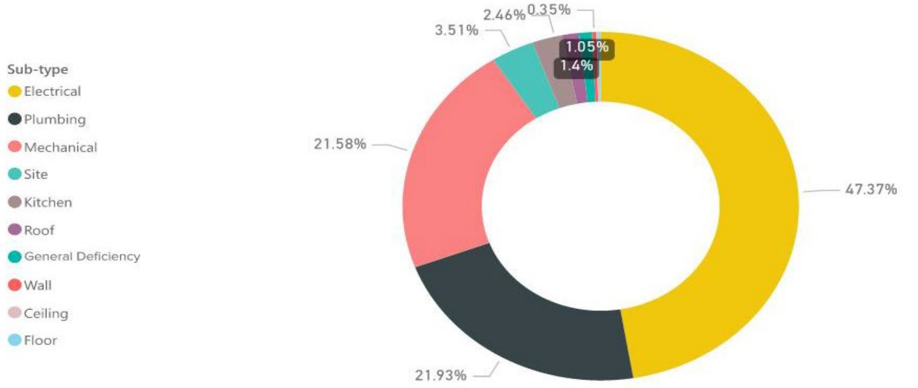
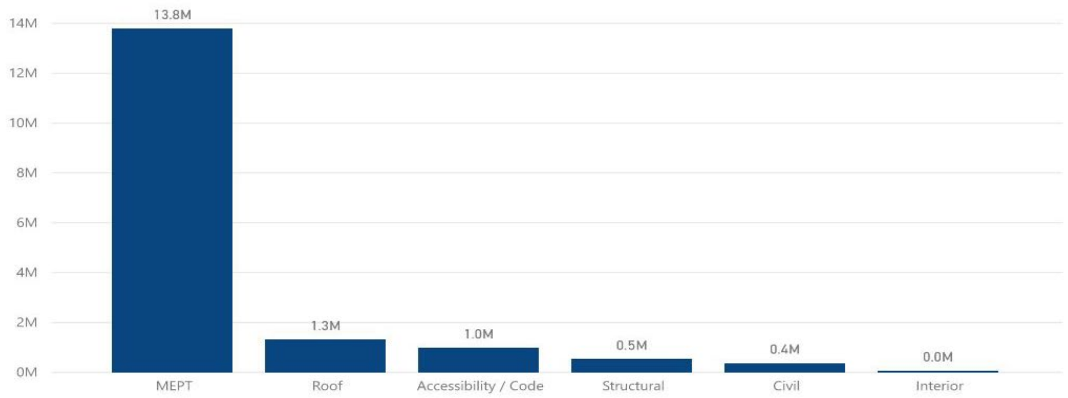
Campus Example: Montgomery High School

19M	$41.88	445,008
Campus Total	$/SF	Facility Square Footage

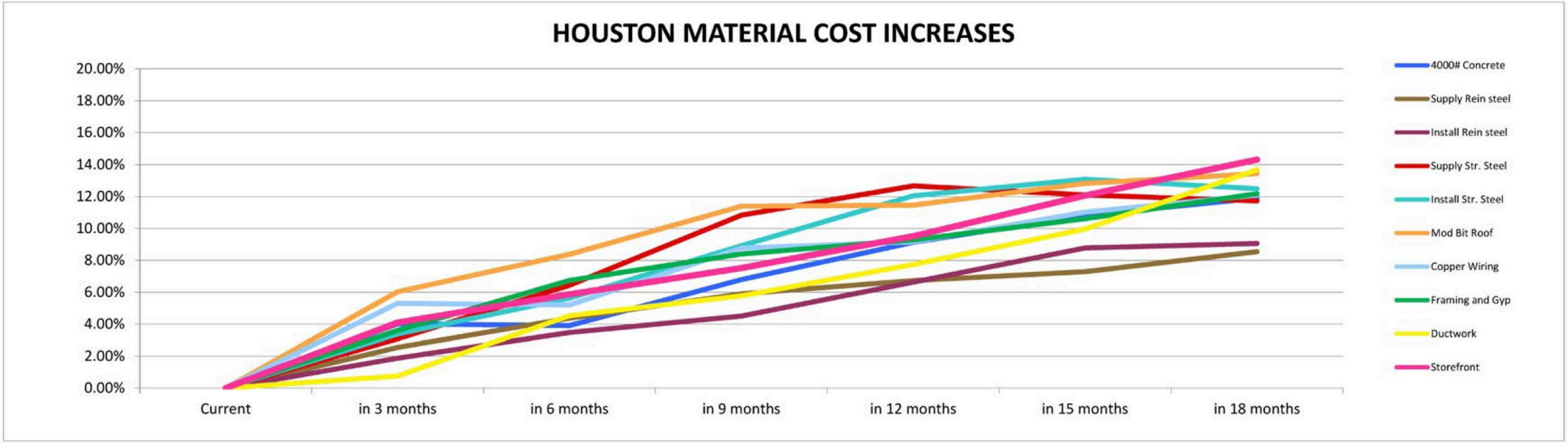
Number Of Deficiencies



Cost by Deficiency Type



Construction Escalation



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Building a Total Bond Project Budget

2021
CURRENT CONSTRUCTION COST
Estimate of what it would cost to pay a contractor to do that work today (Labor, supplies, etc.)

+

2021 - 2023
ESCALATION
Dollars of construction inflation that occur from today's cost until BID DAY

=

2023
TOTAL CONSTRUCTION COST
Estimate of projected contractable bids

2023
TOTAL CONSTRUCTION COST
Estimate of projected contractable bids

+

SOFT COSTS
Building permits
Surveys
Design fees
Materials testing

+

FURNITURE FIXTURES & EQUIPMENT (FFE)
Building furniture
Classroom chairs
Cafeteria tables
Janitor shelves

+

TECHNOLOGY
Servers
Telephone
Security
Cameras
Computers

+

LAND PURCHASE & ACQUISITION COST
Purchase cost
Legal cost
Site investigation cost
Closing cost

+

CONTINGENCY
Emergency fund to cover unforseen/unexpected items such as material spikes, labor shortages or natural disasters

=

TOTAL PROJECT BUDGET
"Turn Key"

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District of Innovation Update

Academic Calendar Update

Survey

Academic Calendar Survey to staff, parents, staff administered Oct. 15–Oct. 22

- Total of 2,409 respondents
- Survey results in packet – will be posted on website under “transparency”

We have taken feedback from DAC (sept. 29) and results of survey, and drafted calendar options B, C, D, and E.

- Highlights of each are in your packet.
- We will ask DAC members to solicit input from campuses and rank each calendar (1 most preferred / 4 least preferred)
- Based on feedback, calendar A is no longer under consideration

Calendar Options

All options contain the following:

The state-required 187 staff days with students beginning on Thursday, August 11 and ending on May 25

Full week break for Thanksgiving and Spring Break

Traditionally observed monthly holidays (Labor Day, MLK Day, President's Day, Good Friday, Memorial Day)

Differences between the options are number of PD/Work Days, start/end of Winter Break, and Secondary Late Arrival with an additional elementary work day

Calendar Option B

178 Student Days

Teachers begin Thursday, August4

Total of 9 professional development days/work days (District PD days, Campus PD days and staff work days are *specifically* designated)

- Five PD/work days before start of school

Winter Break for staff December 19 – January 1.

- Staff Returns from Winter break on January 2 to a work day
- Winter Break for Students December 19 – January 2
- Students return from Winter Break on Jan 3

Calendar Option C

176 Student Days

Teachers begin Wednesday, August 3

Total of 11 professional development days/work days (District PD days, Campus PD days and staff work days are *specifically* designated)

- **Six PD/Work days before start of school**

Winter Break for staff December 19 – January 3

- **Staff Returns from Winter break on January 4 to a work day**
- **Winter Break for Students December 19 – January 4**
- **Students return from Winter Break on Jan 5**

Calendar Option D

176 Student Days

Teachers begin Wednesday, August 3

Total of 11 professional development days/work days (District PD days, Campus PD days and staff work days are *specifically* designated)

- **Six PD/Work days before start of school**

Winter Break for staff December 22 – January 8

- **Staff Returns from Winter break on January 9 to a work day**
- **Winter Break for Students December 21 – January 9**
- **Students return from Winter Break on Jan 10**

Calendar Option E

176 Student Days for Secondary / 175 Days for Elementary

Teachers begin Wednesday, August 3

Total of 11 professional development days/work days for secondary (District PD days, Campus PD days and staff work days are *specifically* designated)

Total of 12 professional development days/Workdays forElementary

- Six PD/Work days before start of school

Includes 6 Late Arrival Days for Secondary

Includes additional ½ Campus PD Day, ½ Campus Work Day for Elementary– Nov. 11

Winter Break for staff December 22 – January 8

- Staff Returns from Winter break on January 9 to a work day
- Winter Break for Students December 21 – January 9
- Students return from Winter Break on Jan 10

Next Steps with Calendar

Review calendar drafts, take to campuses/departments and seek input

Rank B, C, D, and E on a scale of 1 through 4

- 1 – most preferred
- 4 – least preferred
- Instructions for submitting ranking will be sent prior to December 1 DAC meeting

Dec 1 DAC Meeting: Narrow calendar options to 2

Jan 26 DAC Meeting: Final Draft Calendar determined

Feb 15: Calendar Recommended to Board for approval

Upcoming DAC Meetings

December 1

January 26

February 23

March 30

April 27

All times 4:30 p.m.

All dates subject to change

Questions