



**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Bond Steering Committee Recommendation

Monday, July 17, 2017

Committee Membership

- Tom Bainter
- Bryan Benton
- John Craft*
- Tim Dennis
- Patrick Farr
- Weldon Hafley
- Sarah Hollenstein
- Paul Jacobs*
- Bev Johnson
- Jeff Longspaugh
- Chuck Mellott
- Craig Morgan
- Kathy Pokluda
- Larry Robertson
- Ally Surface
- Sammy Warren
- Teresa Willis

**Elected Chairpersons*



Committee Purpose & Charge

Serve in a temporary advisory capacity to the Board of Education and Administration to:

- Consider the educational needs of all students and align with the district's mission, vision and goals
- Represent the entire community, its values and perceptions in the facility planning process
- Assess and prioritize the district's current and long-term facility needs, including new construction, renovations and capital improvements
- Bring forward recommendations to the Board of Education as to how to address the district's facility needs, including what should be included and how much money should be requested in a possible bond election





**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Background on the Process

Background on the Process

- Met five times over the past three months
- Reviewed documents
- Toured various campuses
- Prioritized the needs of the district
- Formed recommendations for consideration by the Board of Education





**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Information Reviewed

Information Reviewed

Demographic/ Enrollment Study

EMS ISD enrollment in 2016-2017: 19,632 students
Next 5 years: can expect an increase of approximately 3,300 students.

- 2021-22 enrollment projection = 22,950 students
- 2026-27 enrollment projection = 26,500+ students

District Financial Information

EMS ISD Total Tax Rate = \$1.54

- Although EMS ISD's I&S rate is only 37¢ and has 13 pennies available for additional bonding capacity, the Board and administration have worked diligently to keep those in reserve.
- The tax rate would remain the same and bonds would be sold as bonding capacity became available.



Community Opinion Survey

Information Reviewed

- The district and its leadership have healthy image and ratings. Views of fiscal management are positive.
- If a bond election were held today:
 - 57% would vote for
 - 31% would vote against
 - 12% are unsure.
- After having heard more information, overall support increases while opposition remains the same:
 - 64% for
 - 31% against
- There is no statistical difference between the support of \$400 million and \$500 million.





**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Committee Recommendation

Committee Recommendation

Bond Election – November 7, 2017

- The Steering Committee recommends that the Board of Education call a bond election in the amount of \$524,755,863 for November 7, 2017.
- It is the Committee's opinion that a bond is needed to prepare for growth in our community, to update safety and security features, to have resources available to replace aging and inadequate facilities, and more.



Committee Recommendation

Growth	\$275,965,510
Safety & Security	\$6,870,522
Replace Failing Systems	\$627,792
Replace Aging Systems	\$43,536,622
Replace Aging/Inadequate Facilities	\$142,070,882
Standardization & Equity	\$35,684,536
Contingency	\$20,000,000
Total	\$524,755,863



Growth

\$275,965,510

- **New High School #4 - \$260,965,510**
- **Land for Future School Sites - \$15,000,000**



Safety & Security

\$6,870,522

- **Playground improvements**
- **Security cameras**
- **Controlled vestibules & access control**
- **Perimeter fences**
- **Sidewalks**



Replace Failing Systems

\$627,792

- **PA systems** – CRES, CSMS, EES, EMES, WCES, CMS, PVMS, SHS
- **Irrigation system** – HMS



Replace Aging Systems

\$43,536,622

- **Gym light LED fixtures** – 18 campuses
- **Main building lighting** – GES, SHS
- **Stage** – EMES, EES, BHS
- **Flooring** – CRES, CSES, GES, GFES, CMS, PVMS, SHS, WHS, WHDC, ADM
- **Doors** – EMES
- **Gym ceiling** – EES
- **Bleachers** – EES
- **Choir risers** – EES
- **Cafeteria tables** – BES, EMES



Replace Aging Systems *(cont.)*

\$43,536,622

- **Exterior improvements** – 21 campuses
- **Tennis windscreen** – all middle and high schools
- **Resurface tennis courts** – CMS, EWMS, HMS, PVMS, CTHS, SHS
- **Resurface tracks** – CMS, BHS, CTHS
- **Gym floor** – CMS, HMS, BHS, SHS
- **Gym sound system** – CMS, BHS, SHS
- **Cafeteria sound system** – RPES, CMS
- **Auditorium sound system** – SHS



Replace Aging Systems *(cont.)*

\$43,536,622

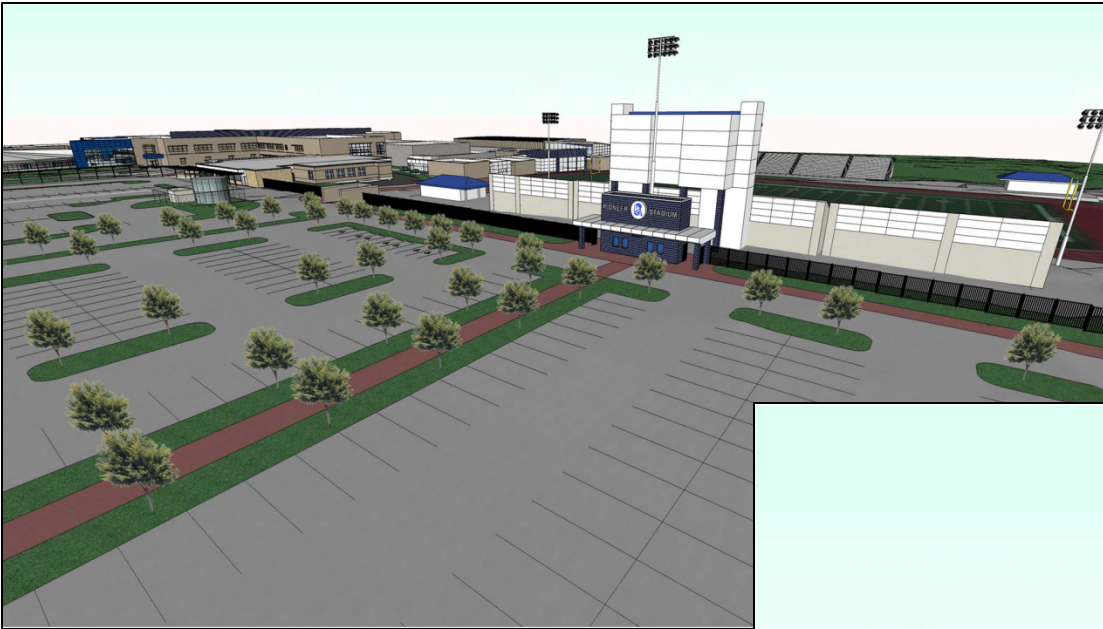
- **Roof Top Units (RTU's)** – CRES, GES, HCES, RPES, SES, CMS, HMS, BHS, SHS, WHS, WHDC
- **Fire panel** – BES, HCES
- **Marquee** – CMS, SHS
- **Well** – EWMS, SHS
- **Roof** – EMES, SES, HMS, WMS, BHS, SHS
- **Gymnastics floor** – BHS, SHS
- **Auditorium seats** – BHS
- **Signage** – GES, SES



Replace Aging/Inadequate Facilities

\$142,070,882

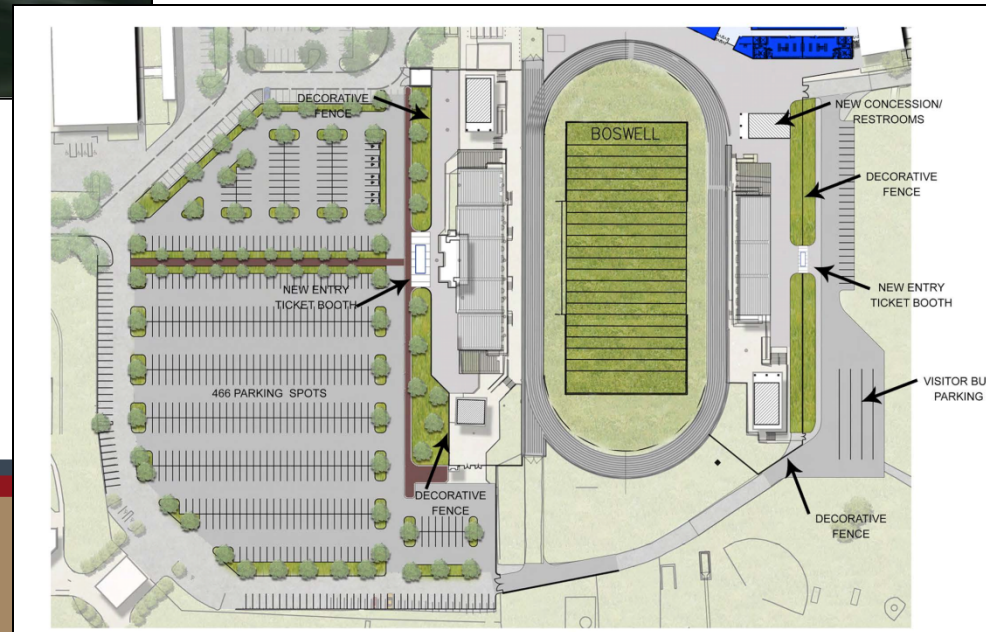
Athletic Renovation – Boswell High School



Replace Aging/Inadequate Facilities

(Cont.) \$142,070,882

Athletic Renovation – Boswell High School



Replace Aging/Inadequate Facilities

(Cont.) \$142,070,882

Athletic Renovation – Boswell High School



Replace Aging/Inadequate Facilities

(Cont.) **\$142,070,882**

Wayside Middle School

- We strongly considered renovating the existing building but believe that the building is not worthy of this significant investment due to the lack of energy saving features, the need to replace windows, add insulation to the roof and wall cavity, make significant upgrades to the mechanical system and reconfigure the floor plan.
- Estimated baseline cost to renovate in 2017- \$51,667,314.
- A new school today (in 2017 dollars for apples to apples comparison) would cost just under \$8,000,000 more.
- The new school is based on a 2025 cost baseline, but there was a strong opinion within the Steering Committee to move Wayside MS forward if bond capacity allows.



Replace Aging/Inadequate Facilities *(Cont.)*

\$142,070,882

New Central Administration Building

- Central Office employees are currently located at eight different buildings throughout the district.
- Additional office space is no longer available; therefore, current professional development areas are being repurposed into offices or work spaces.
- Departments, which need to work together, are splintered and unable to collaborate face-to-face.



Standardization & Equity

\$35,684,536

- **Field Turf** – main baseball/softball all high schools
- **Field Turf Minor Competition Field** – all high schools
- **Field Turf** – all middle schools

We are having issues with the quality of our well water and the amount of activity on grass fields. EMS fields are utilized year round by our students or by other groups.



Standardization & Equity (Cont.)

\$35,684,536

- **Replace gymnasium** – BES
- **Playground cover** – BES, CRES, EMES, EES, GES, GFES, RPES
- **Signage** – all EMS ISD schools
- **HVAC controls** – BES, CES, GES, HCES, NES, RPES, HMS, SHS



Standardization & Equity (Cont.)

\$35,684,536

Saginaw HS Locker Room and Weight Room –
(in line with square footage of CTHS footprint)



Contingency

\$20,000,000

- **Contingency** to cover unforeseen conditions or circumstances beyond our control
- **Allowance** for YMCA Natatorium agreement





**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Aging Systems Evaluation

Aging Systems Life-Cycles Funding

- The M&O budget for CIP projects ranges from \$500k-\$1m annually.
- \$15.7m of the \$39.2m CIP aging needs have life-cycles of 15 years or less.
- \$15.1m of the \$35.6m Stand. & Equity items have life-cycles of 15 years or less.



Aging Systems Life-Cycles Funding

- When we structure debt, we look at three specific attributes:
 - The overall principal retirement rate of the entire bond issue.
 - The interest rate curve and issuing debt to mature at specific times to take advantage of the interest yield curve.
 - Our ability to smooth payments and create capacity in future years as growth continues.
- In no instance have we allowed principal to remain outstanding beyond the useful life of the asset.
- When possible, we accelerate repayment to further reduce principal.



Aging Systems Life-Cycles

Less than 10 years

- Resurface Tennis Courts
 - Recommended every 7-8 years

Tennis Court Resurfacing				7-8 years	
Campus	Current Installation and Age		Recommended Replacement	Proposed Replacement and Age	
CMS	2004	13	2012	2020	16
EWMS	2009	8	2017	2020	11
HMS	2009	8	2017	2020	11
PVMS	2007	10	2015	2020	13
SHS	2005	12	2013	2020	15
CTHS	2012	5	2020	2020	8



Aging Systems Life-Cycles

Less than 10 years

- Resurface Tracks
 - Recommended every 7-8 years

Track Resurfacing				7-8 years	
Campus	Current Installation and Age		Recommended Replacement	Proposed Replacement and Age	
CMS	2013	4	2020	2020	7
BHS	2013	4	2020	2020	7
CTHS	2012	5	2019	2020	8



Aging Systems Life-Cycles

Less than 10 years

- Replace Synthetic Turf on Main Competition Fields
 - Recommended every 10 years (surface layer only)

Synthetic Turf Replacement					10 years
Campus	Current Installation and Age		Recommended Replacement	Proposed Replacement and Age	
BHS	2008	9	2018	2021	13
SHS	2014	3	2024	2024	10
CTHS	2012	5	2022	2022	10



Aging Systems Life-Cycles

11-15 years

- Sound Systems
 - In 10 years, sound systems typically become outdated and manufacturers no longer provide support.
 - Depending on usage, with proper maintenance, systems can last beyond 10 years.

Sound System Replacement				10 years	
Campus	Current Installation and Age		Recommended Replacement	Proposed Replacement and Age	
CMS Gym	2004	13	2014	2021	17
BHS Gym	2007	10	2017	2021	14
SHS Gym	2005	12	2015	2021	16
RPES Cafeteria	2003	14	2013	2021	18
CMS Cafeteria	2004	13	2014	2021	17
SHS Auditorium	2005	12	2015	2021	16



Aging Systems Life-Cycles

11-15 years

- Refinish Gym Flooring
 - Gym floors are resurfaced annually as on-going maintenance.
 - Twice during their life-cycle, wood floors should be sanded prior to resurfacing. This is recommended every 15 years.

Sand and Resurface Gym Flooring					15 years
Campus	Current Installation and Age		Recommended Sanding	Proposed Replacement and Age	
CMS	2004	13	2019	2021	17
HMS	1998	19	2013	2021	23
BHS*	1995	22	2010	2022	27
BHS*	2006	11	2021	2022	16
SHS	2005	12	2020	2022	17

**BHS main gyms installed in 1978, first sandings in 1994 & 1995; practice gyms in 2005 & 2006*



Aging Systems Life-Cycles

11-15 years

- Replace Carpet and/or VCT
 - Recommended every 10-12 years

Carpet / VCT Replacement			10-12 years		
Campus	Current Installation and Age		Recommended Replacement	Proposed Replacement and Age	
CRES	2005	12	2017	2021	16
CSES	2007	10	2019	2021	14
GES	1995	22	2007	2020	25
GFES	2006	11	2018	2021	15
CMS	2004	13	2016	2020	16
PVMS	2007	10	2019	2021	14
SHS	2005	12	2017	2021	16
WHS	1998	19	2010	2021	23
WDHC	2005	12	2017	2021	16
ADMIN	2001	16	2013	2021	20



Combination of Both Bonds

		Opening Dates								
Bond Issuance Requirement				MS 6 (2008 Bond) Safety and Security	Elem 16 (2006 Bond) Replacing Failing Systems Land	Elem 17 (2008 Bond) Boswell Athletics Replacing Aging Systems Land	HS 4 Boswell Athletics Replacing Aging Systems Land	Elem 18 (2008 Bond) HS 4 Land	HS 4 Standardization & Equity Land	Wayside MS Central Administration Land
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Bond Issuance Requirement	\$682,755,863	\$10,500,000	\$52,500,000	\$35,805,001	\$40,857,774	\$47,137,816	\$192,406,299	\$105,000,000	\$86,969,109	\$111,579,866
Previous Authorization	\$158,000,000	\$10,500,000	\$52,500,000	\$30,000,000	\$30,000,000		\$35,000,000			
Remainder to be Authorized	\$524,755,863			\$5,805,001	\$10,857,774	\$47,137,816	\$157,406,299	\$105,000,000	\$86,969,109	\$111,579,866

- These schedules are all subject to growth. How soon we can build is a function of taxable assessed values (TAVs), interest rates, and construction prices.
- There was a strong opinion within the bond steering committee to move Wayside MS forward if bond capacity allows.





**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Next Steps

Next Steps

- **Consider calling a bond election for November 7, 2017.**
- **Educate voters on facts of the bond election.**



Important Dates

- **Important dates to know for a November 7, 2017 election:**
 - **Monday, August 21, 2017:** Deadline to call election (78 days prior)
 - Voter Education Efforts: August – November 7, 2017
 - Deadline to Register to Vote: October 10, 2017
 - Early Voting: October 23 – November 3
 - Election Day: Tuesday, November 7, 2017





**EAGLE MOUNTAIN
SAGINAW ISD**

Fostering a Culture of Excellence

Questions?