

# INTERMEDIATE



# BOYD ISD

Facility Planning Committee

Meeting #3 | November 13, 2023

# AGENDA



**Welcome**



**Meeting Recap**



**School Construction Costs & Estimating Methodology**



**Prioritize Wants & Needs Exercise**



**Review Budget Figures**



**Closing | Tour**





# Recap #3

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# DEMOGRAPHIC STUDY

## Key Takeaways

Enrollment Forecast



Boyd ISD added 34 students from the previous 2021-22 school year



Total Home sales in BISD decreased in 2022 from the previous year in large part due to the higher interest rates



There are currently 12 Active Building Subdivisions within the district with 5 Future Subdivisions in the planning stages.



Groundwork is currently underway on over 490 lots that are anticipated to impact the district over the next 3 years



District Enrollment is projected to be over 1,600 students by the 2027/28 school year and with continued development will reach almost 2,100 by the 2032-33 school year. The higher range projections may be reached dependent on the pace of larger future developments.



# Tax Impact – Residential Home

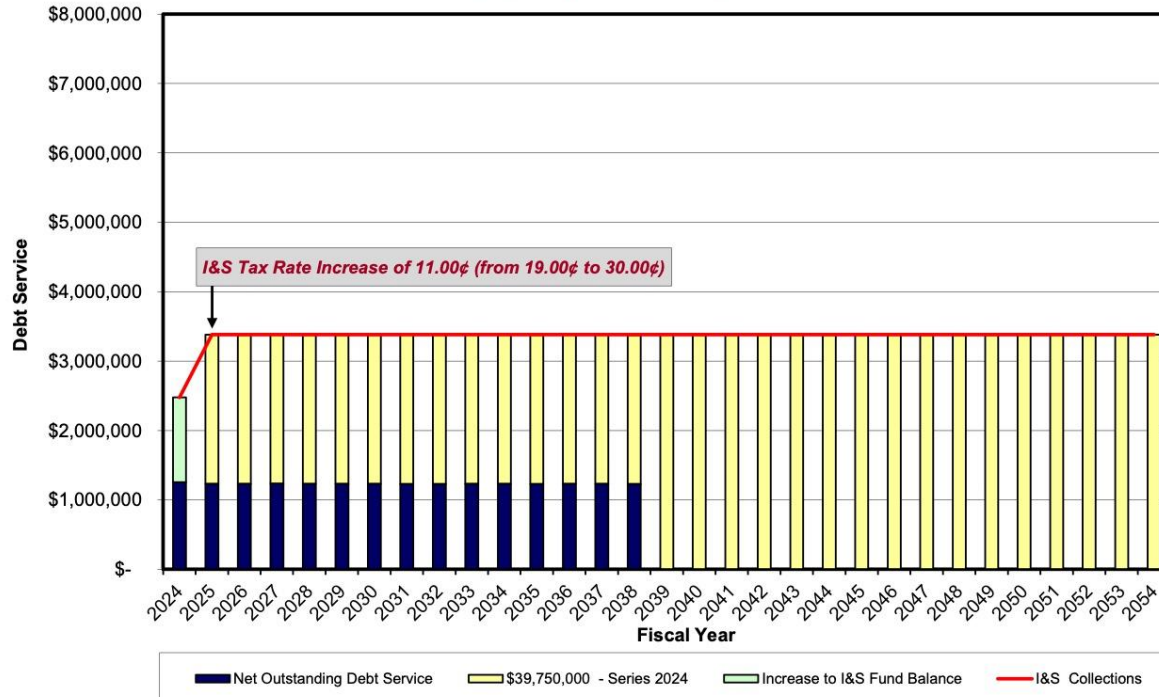
**Scenario 1: Issuance of \$39,750,000 – 11.00¢ I&S Tax Rate Increase**

<b>Projected Cost to Homeowner for a 11.00¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$100,000 State Exemption	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$100,000	\$0	\$0.00	\$0.00
125,000	25,000	27.50	2.29
150,000	50,000	55.00	4.58
175,000	75,000	82.50	6.88
200,000	100,000	110.00	9.17
225,000	125,000	137.50	11.46
250,000	150,000	165.00	13.75
<b>286,927</b>	<b>186,927</b>	<b>205.62</b>	<b>17.13</b>
300,000	200,000	220.00	18.33
325,000	225,000	247.50	20.63
350,000	250,000	275.00	22.92
375,000	275,000	302.50	25.21
400,000	300,000	330.00	27.50

**No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze**

# Preliminary Bond Program Analysis

Scenario 1: Issuance of \$39,750,000 – 11.00¢ I&S Tax Rate Increase



# Tax Impact – Residential Home

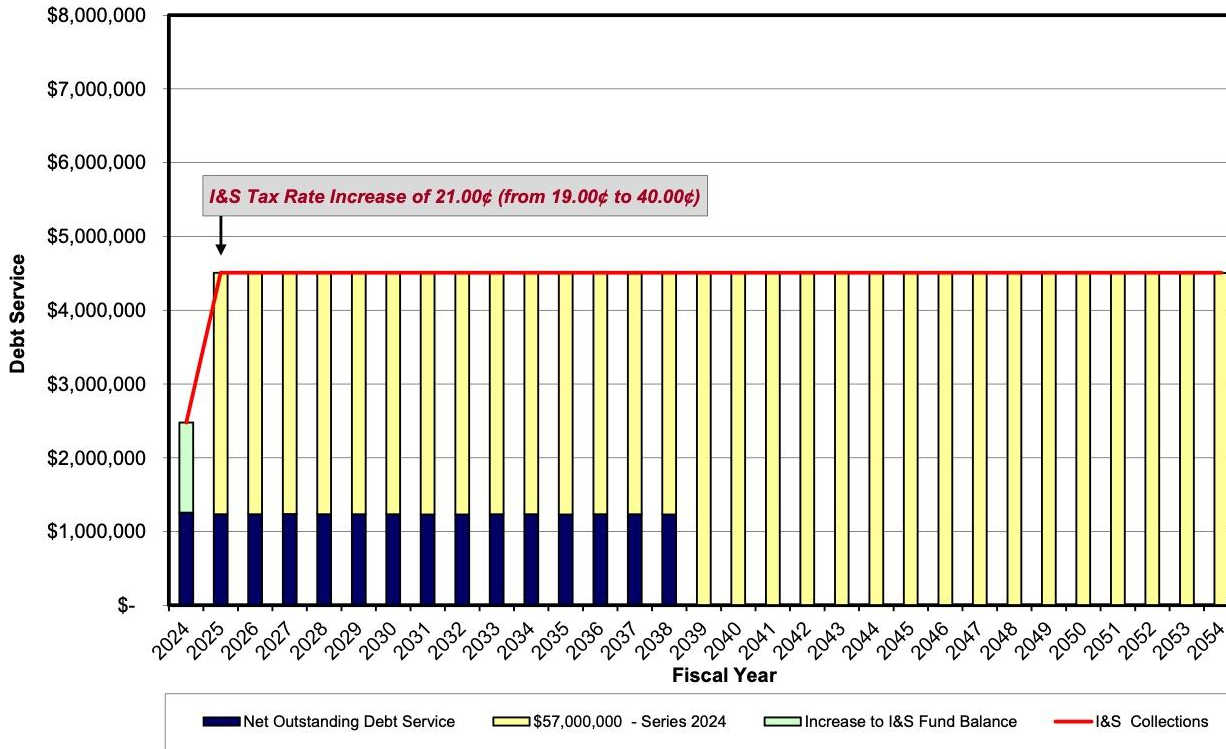
**Scenario 2: Issuance of \$57,000,000 – 21.00¢ I&S Tax Rate Increase**

<b>Projected Cost to Homeowner for a 21.00¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$100,000 State Exemption	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$100,000	\$0	\$0.00	\$0.00
125,000	25,000	52.50	4.38
150,000	50,000	105.00	8.75
175,000	75,000	157.50	13.13
200,000	100,000	210.00	17.50
225,000	125,000	262.50	21.88
250,000	150,000	315.00	26.25
<b>286,927</b>	<b>186,927</b>	<b>392.55</b>	<b>32.71</b>
300,000	200,000	420.00	35.00
325,000	225,000	472.50	39.38
350,000	250,000	525.00	43.75
375,000	275,000	577.50	48.13
400,000	300,000	630.00	52.50

**No Tax Increase above the frozen level  
on the Homestead of Taxpayers 65 years of age and older  
who have applied for and received the Age 65 Freeze**

# Preliminary Bond Program Analysis

**Scenario 2: Issuance of \$57,000,000 – 21.00¢ I&S Tax Rate Increase**





# Tax Impact – Residential Home

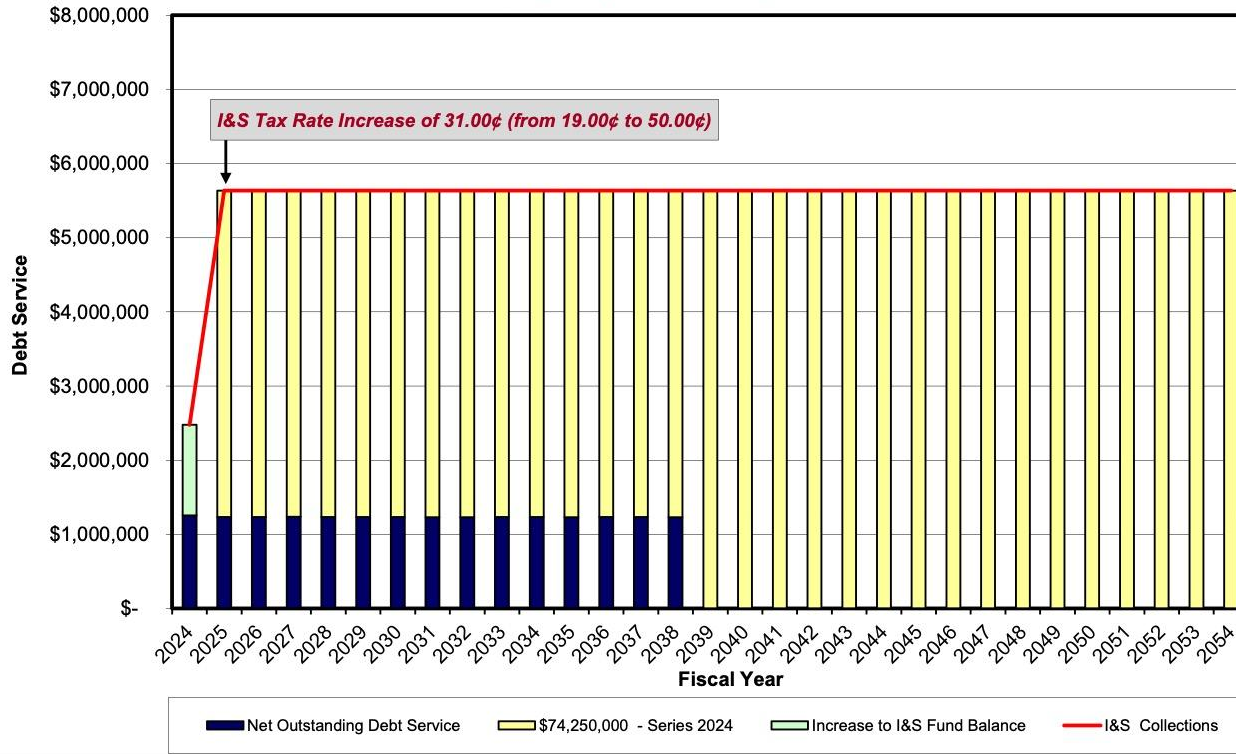
## Scenario 3: Issuance of \$74,250,000 – 31.00¢ I&S Tax Rate Increase

<b>Projected Cost to Homeowner for a 31.00¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$100,000 State Exemption	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$100,000	\$0	\$0.00	\$0.00
125,000	25,000	77.50	6.46
150,000	50,000	155.00	12.92
175,000	75,000	232.50	19.38
200,000	100,000	310.00	25.83
225,000	125,000	387.50	32.29
250,000	150,000	465.00	38.75
<b>286,927</b>	<b>186,927</b>	<b>579.47</b>	<b>48.29</b>
300,000	200,000	620.00	51.67
325,000	225,000	697.50	58.13
350,000	250,000	775.00	64.58
375,000	275,000	852.50	71.04
400,000	300,000	930.00	77.50

**No Tax Increase above the frozen level  
on the Homestead of Taxpayers 65 years of age and older  
who have applied for and received the Age 65 Freeze**

# Preliminary Bond Program Analysis

**Scenario 3: Issuance of \$74,250,000 – 31.00¢ I&S Tax Rate Increase**





# School Construction

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# BUDGET PROCESS

→ Private vs. Public Construction

→ How do we budget?



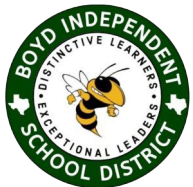
# PRIVATE V. PUBLIC CONSTRUCTION

## PRIVATE

1. Design
2. Get Bids
3. Hire Contractor

## PUBLIC

1. Pass Bond  
*(For Specific Amount)*
2. Design
3. Get Bids



# PRIVATE V. PUBLIC CONSTRUCTION

## Key Differences of Public Construction:

- Generally paid for by public TAX dollars
- Requirements based on capacity and use
- Must meet commercial building codes, local ordinances, Texas Accessibility Standards, and Texas Education Agency Standards
- Built to withstand more traffic and use

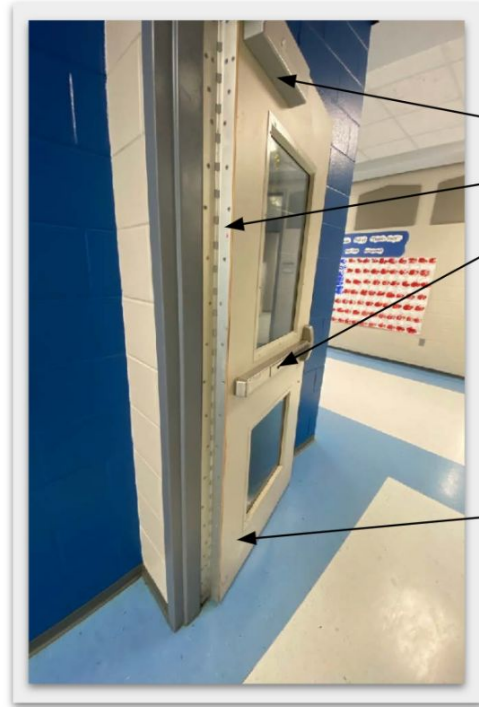


# PRIVATE V. PUBLIC CONSTRUCTION

Residential



Public



Hardware

Fire Rated

Could be 1,000% or more per door



# BUDGET COMPILATION

## **Construction Costs – Hard Costs:**

Review Current and recent projects of similar size, type, and geographical location (proximity to large markets). Every bid is reviewed and provided to District so they know exactly what was bid, who bid it, and for how much.

## **Cost Escalation:**

Approximately 1% per month! Timing is everything to maximize cost efficiency. But it's up to the District to determine how much, if any cost escalation to use.





# BUDGET COMPILATION

## Development Costs- Soft Costs “Tag, Title and Tax”

- Design Fees: Architect, Structural Engineer, Civil Engineer, MEP Engineer, etc.
- Asbestos Removal
- Furniture, Fixtures & Equipment (FF&E)
- Temporary Power/Utilities
- 3rd Party Test and Balancing, Plan and Code Review
- Energy and Texas Accessibility Standard (ADA) Inspections
- Technology – speakers, phone, intercom, score boards, lighting, etc.
- Bond/Finance Fees
- Contingency: Unforeseen costs. We use 3% on new, 5% on renovation

# New Construction

Elementary	Year Bid	Size	Const. Costs	Costs/SF	"All In" Costs	Costs/SF
Johnson Elementary School (Forney ISD)	Jan-21	113,000	\$ 28,734,221	\$ 254.29	\$ 34,753,572	\$ 307.55
Willett Elementary School (Forney ISD)	Jan-21	113,000	\$ 27,797,821	\$ 246.00	\$ 33,797,281	\$ 299.09
ES #10 (Forney ISD)	Mar-22	109,028	\$ 39,805,052	\$ 365.09	\$ 45,434,042	\$ 416.72
ES #6 (Crandall ISD)	Jul-22	99,200	\$ 38,606,309	\$ 389.18	\$ 44,769,778	\$ 451.31
Vernon Elementary School (Vernon ISD)	Mar-22	95,658	\$ 37,511,468	\$ 392.14	\$ 40,691,235	\$ 425.38
Ed Wilson (Forney ISD)	Feb-23	109,322	\$ 40,695,281	\$ 372.25	\$ 47,182,498	\$ 431.59
Gunter Elementary School (Gunter ISD)	Mar-23	90,177	\$ 38,245,174	\$ 424.11	\$ 44,532,756	\$ 493.84
CaddoMills Elementary School	Sep-23	97,884	\$ 41,101,980	\$ 419.90	\$ 47,625,561	\$ 486.55
Intermediate	Year Bid	Size	Const. Costs	Costs/SF	"All In" Costs	Costs/SF
Iredell Classroom Bldg - Built same time as Shop/Weight Room	Nov-17	6,510	\$ 1,343,782	\$ 206.42	\$ 1,716,532	\$ 263.68
Sunnyvale Intermediate	Apr-18	73,854	\$ 18,607,440	\$ 251.95	\$ 20,956,873	\$ 283.76
Forney IS/MS (Included extensive roads and off-site utilities)	Mar-20	327,858	\$ 86,911,558	\$ 265.09	\$ 107,936,101	\$ 329.22
Peaster Intermediate	Jan-22	74,188	\$ 21,154,481	\$ 285.15	\$ 24,228,401	\$ 326.58
Gymnasium	Year Bid	Size	Const. Costs	Costs/SF	"All In" Costs	Costs/SF
Huckabay ISD	Oct-19	28,729	\$ 7,786,527	\$ 271.03	\$ 8,931,219	\$ 310.88
North Forney High School Gym and Press Box	Mar-23	63,042	\$ 45,422,427	\$ 720.51	\$ 49,404,617	\$ 783.68
Baird ISD - Gymnasium	Apr-23	25,207	\$ 11,596,483	\$ 460.05	\$ 12,867,670	\$ 510.48
Indoor Practice Facility	Year Bid	Size	Const. Costs	Costs/SF	"All In" Costs	Costs/SF
Terrell ISD - MAC	Mar-17	54,038	\$ 9,590,774	\$ 177.48	\$ 10,783,510	\$ 199.55
Terrell ISD - Excel	Mar-17	85,015	\$ 14,538,660	\$ 171.01	\$ 15,726,630	\$ 184.99
Crandall ISD Multi-Purpose Facility - Included Classrooms and Standing Seam	May-19	50,220	\$ 5,413,672	\$ 107.80	\$ 6,009,772	\$ 119.67
Middle School	Year Bid	Size	Const. Costs	Costs/SF	"All In" Costs	Costs/SF
Mesquite MS #10	Jan-19	193,000	\$ 49,817,079	\$ 258.12	\$ 60,305,658	\$ 312.46
Crandall MS (Crandall ISD)	Jan-21	175,900	\$ 47,141,051	\$ 268.00	\$ 59,984,154	\$ 341.01
Themer MS (Forney ISD)	Oct-22	192,591	\$ 79,766,352	\$ 414.17	\$ 89,911,445	\$ 466.85
Warren MS (Forney ISD)	Oct-22	192,591	\$ 74,840,967	\$ 388.60	\$ 88,519,562	\$ 459.62
Pottsboro MS (Pottsboro ISD)	Apr-23	85,000				
High School	Year Bid	Size	Const. Costs	Costs/SF	"All In" Costs	Costs/SF
Caddo Mills HS (includes Auditorium, Indoor Practice, Tennis, Football Field)	Dec-20	174,590	\$ 60,621,381	\$ 347.22	\$ 81,373,404	\$ 466.08
Ponder HS (includes Auditorium but no outdoor athletics)	Jun-21	228,058	\$ 71,332,434	\$ 312.78	\$ 75,000,000	\$ 328.86
Van Alstyne HS (No auditorium, but does incl soccer and practice field)	Mar-22	275,000	\$ 110,000,000	\$ 400.00	\$ 120,000,000	\$ 436.36
Forney High School 9th Grade Center (no athletics)	May-22	122,623	\$ 37,866,036	\$ 308.80	\$ 48,099,796	\$ 392.26
North Forney High School 9th Grade Center (no athletics)	May-22	106,438	\$ 34,299,419	\$ 322.25	\$ 40,439,730	\$ 379.94



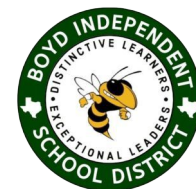
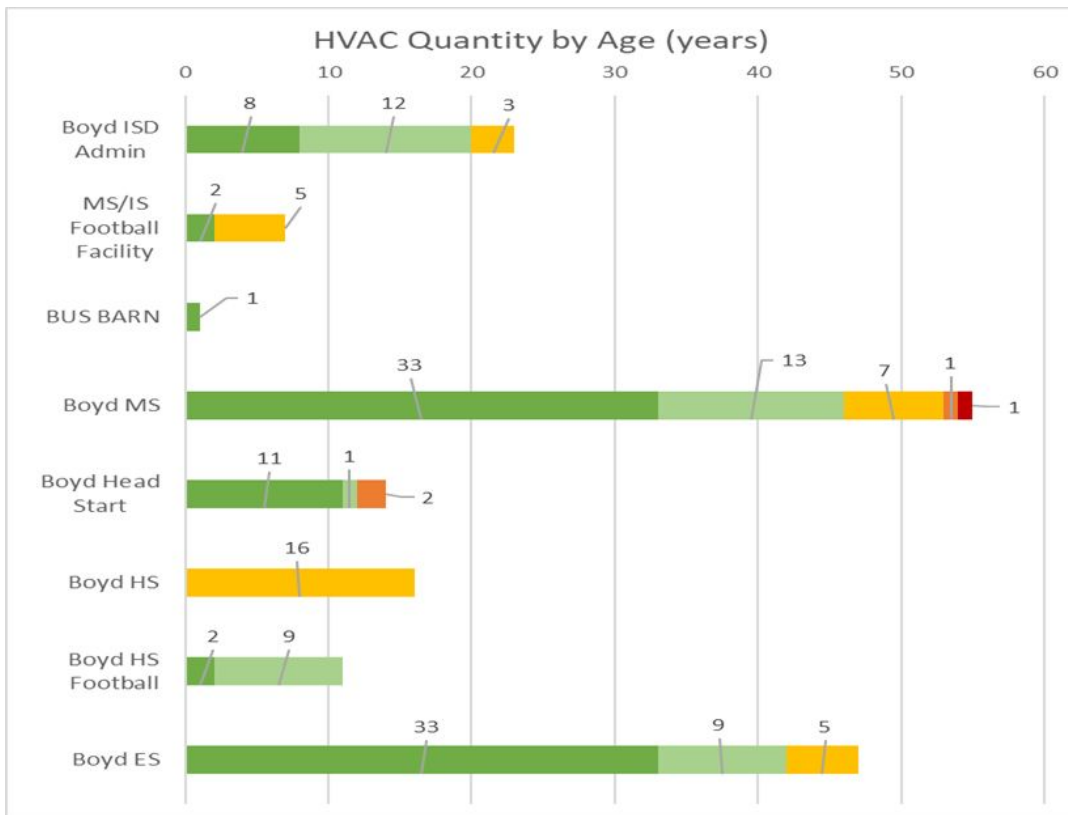
# Budget Figures

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# District HVAC Summary



# Recommendations

## HVAC Recommendations

- Priority 1: Replace the HVAC systems at Boyd High School. These systems are 15 years old or older and represent a high maintenance and comfort concern.
  - Option 1: Replace the existing units on a like-for-like basis.
  - Option 2: Replace and Convert existing Multi-Zone systems to VAV systems. A new BAS needs to be considered.**
  - Option 3: Replace and Convert existing Multi-Zone systems to individual RTUs per space. A new BAS needs to be considered.
- Priority 2: Replace (24) HVAC units that are 15 years old or older and represent a high failure probability.**
- Priority 3: Replace (43) HVAC units that are 10-14 years old and are approaching the end of their useful life. Begin planning for the replacement of these (43) HVAC units.**

## Controls Recommendations

- Option 3: Implement a hybrid of BAS and Networkable Thermostats according to mechanical operation. District will have 2 distinct front end(s) for management of HVAC across the District.**



# Budgets


- HVAC

HVAC Priority 1 (HS HVAC) 


Budget Estimate Option 1: \$3,000,000

**\*\*Budget Estimate Option 2: \$3,800,000**

Budget Estimate Option 3: \$7,000,000

HVAC Priority 2 (units 16-20 yrs) 

Budget Estimate: \$950,000

HVAC Priority 3 (units 10-15 yrs) 

Budget Estimate: \$1,250,000

- Controls

Controls (District Wide DDC or hybrid Networkable T-Stats)

Budget Estimate: \$355,000-  
\$1,350,000



# Needs/Wants Ranking



## LIST OF POTENTIAL NEEDS AND WANTS IDENTIFIED

\* Project areas listed below are conceptually defined as a starting point for committee discussions.

Need	Want	Next Bond	Facility Type / Improvement
1	2	3	New High School (600 students built to expand to 800 students)
1	2	3	New Elementary School (600 students)
1	2	3	Existing Elementary School Addition & Renovation (Existing SF= 55K; Addition SF=25K)
1	2	3	CTE Addition to High School
1	2	3	Existing High School Renovation to become Middle School
1	2	3	Indoor Multi-Use Facility - Includes Locker Rooms & Weight Room
1	2	3	Ag Barn Renovations
1	2	3	Athletics Additions (Baseball/Softball Locker rooms, Ect.)
1	2	3	HVAC Improvements
1	2	3	Auditorium - with dressing/green rooms
1	2	3	Safety & Security Updates
1	2	3	Technology Update/Improvements



# MEETING SCHEDULE

## NEXT MEETINGS:

- **DEC 11th | 6:00 | Elementary**
  - BOND SCENARIOS
- JAN 11th | 6:00 | Middle \*\*If Needed





# Closing | Tour

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